



Arlington Zoning Board of Appeals

Date: Tuesday, July 12, 2022
Time: 7:30 PM
Location: Conducted by remote participation
Additional Details:

Agenda Items

Administrative Items

1. **Remote Participation Details**

In accordance with the Governor's Order Suspending Certain Provisions of the Open Meeting Law, G. L. c. 30A, § 20 relating to the COVID-19 emergency, the Arlington Zoning Board of Appeals meetings shall be physically closed to the public to avoid group congregation until further notice. The meeting shall instead be held virtually using Zoom.

Please read Governor Baker's Executive Order Suspending Certain Provision of Open Meeting Law for more information regarding virtual public hearings and meetings: <https://www.mass.gov/doc/open-meeting-law-order-march-12-2020/download>

You are invited to a Zoom meeting.
When: Jul 12, 2022 07:30 PM Eastern Time (US and Canada)

Register in advance for this meeting:
<https://town-arlington-ma-us.zoom.us/meeting/register/tZEqdOGqT0qGtXTn8Gik9weW4tJ6iXteE8>

After registering, you will receive a confirmation email containing information about joining the meeting.

Meeting ID 857 3807 6001

Dial by your location
+1 312 626 6799 US (Chicago)
+1 646 876 9923 US (New York)
+1 646 931 3860 US
+1 301 715 8592 US (Washington DC)

2. **Members Vote: Approval of Decision for 68 Brantwood Road**

3. **Members Vote: Approval of Decision for 30 Venner Road**
4. **Members Vote: Approval of Decision for 82 Grandview Road**

Hearings

5. **Docket # 3700: 38-40 Newport Street (Continued Hearing)**
6. **Docket # 3701: 79 Ronald Road**

Meeting Adjourn



Town of Arlington, Massachusetts

Remote Participation Details

Summary:

In accordance with the Governor's Order Suspending Certain Provisions of the Open Meeting Law, G. L. c. 30A, § 20 relating to the COVID-19 emergency, the Arlington Zoning Board of Appeals meetings shall be physically closed to the public to avoid group congregation until further notice. The meeting shall instead be held virtually using Zoom.

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You are invited to a Zoom meeting.

When: Jul 12, 2022 07:30 PM Eastern Time (US and Canada)

Register in advance for this meeting:

<https://town-arlington-ma-us.zoom.us/join/tZEqdOGqT0qGtXtn8Gik9wweW4tJ6iXteE8>

After registering, you will receive a confirmation email containing information about joining the meeting.

Meeting ID 857 3807 6001

Dial by your location

+1 312 626 6799 US (Chicago)

+1 646 876 9923 US (New York)

+1 646 931 3860 US

+1 301 715 8592 US (Washington DC)



Town of Arlington, Massachusetts

Docket # 3700: 38-40 Newport Street (Continued Hearing)

ATTACHMENTS:

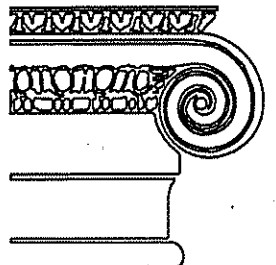
Type	File Name	Description
▢ Reference Material	RESD_NEWPORT_ST@38-40_(ARLINGTON__MA)_REV_PDF_SET_JUNE30-22.pdf	RESD NEWPORT ST@38-40 (ARLINGTON, MA)_REV_PDF SET_JUNE30-22

NEW ADDITION TO EXISTING TWO FAMILY 38-40 NEWPORT STREET, ARLINGTON, MA

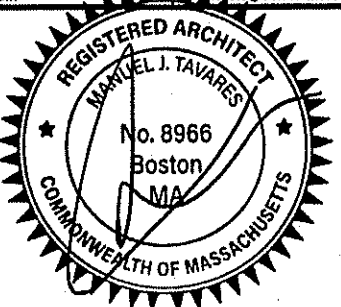
INDEX OF DRAWINGS

T-1	TITLE SHEET/ ARCHITECTURAL DATA
A-1	BASEMENT FLOOR PLAN
A-1.1	FIRST FLOOR PLAN
A-1.2	SECOND FLOOR PLAN
A-1.3	ATTIC PLAN
A-1.4	ROOF PLAN
A-2	FRONT ELEVATION
A-2.1	RIGHT SIDE ELEVATION
A-2.2	REAR ELEVATION
A-2.3	LEFT SIDE ELEVATION
A-3	PARTIAL BUILDING SECTION

#	REVISIONS	DATE
1	VARIOUS CHANGES	06/17/2022
2	VARIOUS CHANGES	06/30/2022




**M.J. TAVARES
ARCHITECTS**
200 Broadway Suite 104 Lynnfield, MA 01940
Phone: 781-595-8400 Fax: 781-595-8300
Email: mjtarchitects@verizon.net



PREPARED FOR:
MR BRANDON WOOLKALIS

ADDRESS:
**38-40 NEWPORT STREET
ARLINGTON, MA**

DRAWING TITLE:
**ARCHITECTURAL
DATA SHEET**

SCALE: GIVEN	
DATE: 06/30/2022	
DRAWN BY: J.T.	
CHECKED BY: MJT	
PROJECT #: 222-19	

GENERAL NOTES:

- 1. TYPICAL INTERIOR WALLS SHALL BE 2"x4" WOOD STUD @16" O.C. WITH 1/2" GYPSUM WALL BOARD, UNLESS OTHERWISE NOTED.
- 2. DIMENSIONS SHOWN ARE TO THE FACE OF STUD, UNLESS OTHERWISE NOTED.

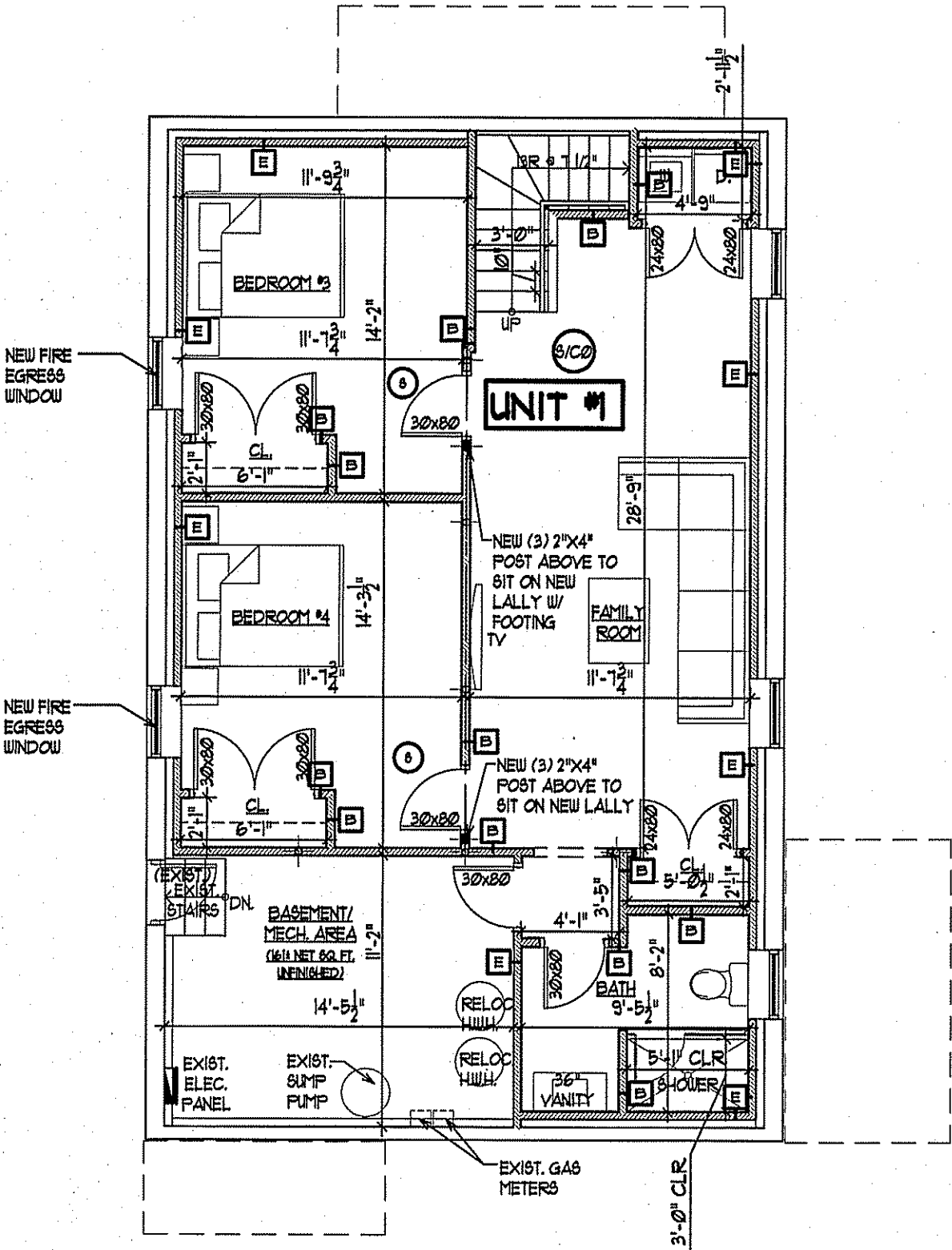
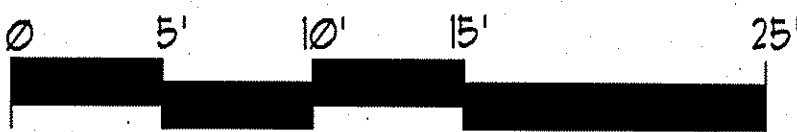
LEGEND:

- A EXTERIOR WALL: 2"x6" @16" O.C. W/ 1/2" G.W.B., 1/2" CDX FLY, AND SIDING
- B INTERIOR WALL: 2"x4" @16" O.C. W/ 1/2" G.W.B. ON BOTH SIDES
- C INTERIOR WALL: 2"x6" @16" O.C. W/ 1/2" G.W.B. ON BOTH SIDES
- D INTERIOR WALL: 2"x6" @16" O.C. W/ 1/2" G.W.B. ON ONE SIDE
- E INTERIOR WALL: 2"x4" @16" O.C. W/ 1/2" G.W.B. ON ONE SIDE
- EXISTING WALLS

LIFE SAFETY LEGEND

- S SMOKE DETECTOR
- S/CO COMBO SMOKE AND CARBON MONOXIDE DETECTOR

BASEMENT FLOOR PLAN: 740± NET SQ. FT.
GRAPHIC SCALE:



#	REVISIONS	DATE
1	VARIOUS CHANGES	06/11/2022

MLTAVARES ARCHITECTS
200 Broadway Suite 104 Lynnfield, MA 01940
Phone: 781-595-8400 Fax: 781-595-8300
Email: mltarchitects@verizon.net

MANUEL J. TAVARES
No. 8966
Boston, MA
COMMONWEALTH OF MASSACHUSETTS

PREPARED FOR:
MR BRANDON WOOLKALIS

ADDRESS:
**38-40 NEWPORT STREET
ARLINGTON, MA**

DRAWING TITLE:
BASEMENT FLOOR PLAN

SCALE: GIVEN	A=1
DATE: 06/16/2022	
DRAWN BY: J.T.	
CHECKED BY: MJT	
PROJECT #: 222-19	

GENERAL NOTES:

1. TYPICAL INTERIOR WALLS SHALL BE 2"x4" WOOD STUD @16" O.C. WITH 1/2" GYPSUM WALL BOARD, UNLESS OTHERWISE NOTED.
2. DIMENSIONS SHOWN ARE TO THE FACE OF STUD, UNLESS OTHERWISE NOTED.

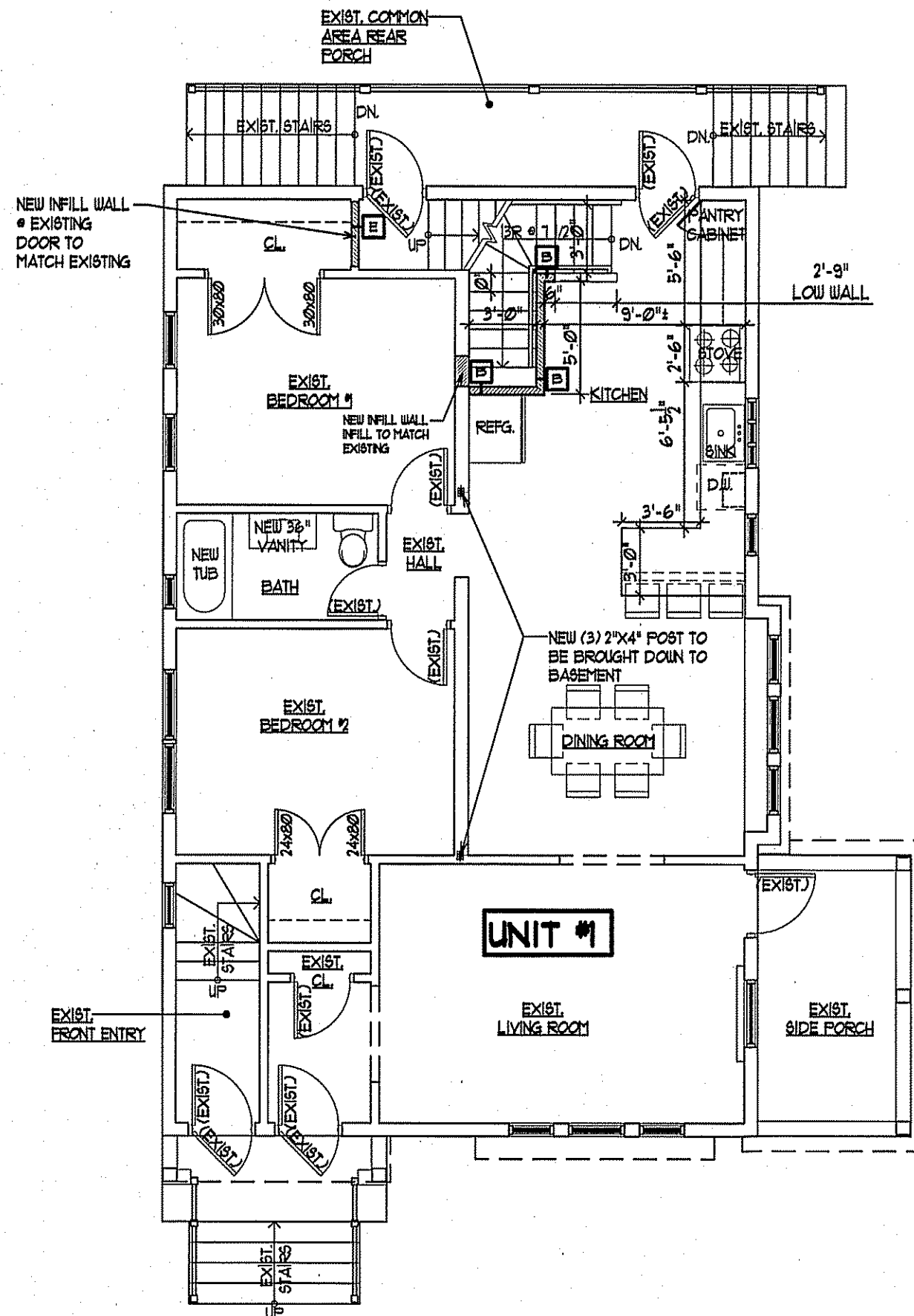
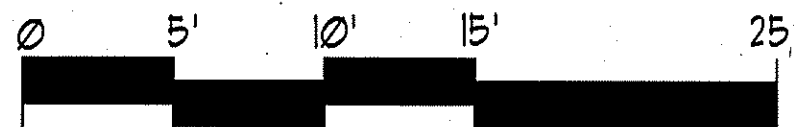
LEGEND:

A	EXTERIOR WALL: 2"x6" @16" O.C. W/ 1/2" G.W.B., 1/2" CDX FLY, AND SIDING
B	INTERIOR WALL: 2"x4" @16" O.C. W/ 1/2" G.W.B. ON BOTH SIDES
C	INTERIOR WALL: 2"x6" @16" O.C. W/ 1/2" G.W.B. ON BOTH SIDES
D	INTERIOR WALL: 2"x6" @16" O.C. W/ 1/2" G.W.B. ON ONE SIDE
E	INTERIOR WALL: 2"x4" @16" O.C. W/ 1/2" G.W.B. ON ONE SIDE
	EXISTING WALLS

LIFE SAFETY LEGEND

- SMOKE DETECTOR
 COMBO SMOKE AND CARBON MONOXIDE DETECTOR

FIRST FLOOR PLAN: 999± NET SQ. FT.
GRAPHIC SCALE:



#	REVISIONS	DATE
1	VARIOUS CHANGES	06/17/2022

MLTAVARES ARCHITECTS 200 Broadway Suite 104 Lynnfield, MA 01940 Phone: 781-595-8400 Fax: 781-595-8300 Email: mltarchitects@verizon.net	
PREPARED FOR: MR BRANDON WOOLKALIS	
ADDRESS: 38-40 NEWPORT STREET ARLINGTON, MA	
DRAWING TITLE: FIRST FLOOR PLAN	
SCALE: GIVEN DATE: 06/16/2022 DRAWN BY: J.T. CHECKED BY: MJT PROJECT #: 222-19	A-1.1

GENERAL NOTES:

1. TYPICAL INTERIOR WALLS SHALL BE 2"x4" WOOD STUD @16" O.C. WITH 1/2" GYPSUM WALL BOARD, UNLESS OTHERWISE NOTED.
2. DIMENSIONS SHOWN ARE TO THE FACE OF STUD, UNLESS OTHERWISE NOTED.

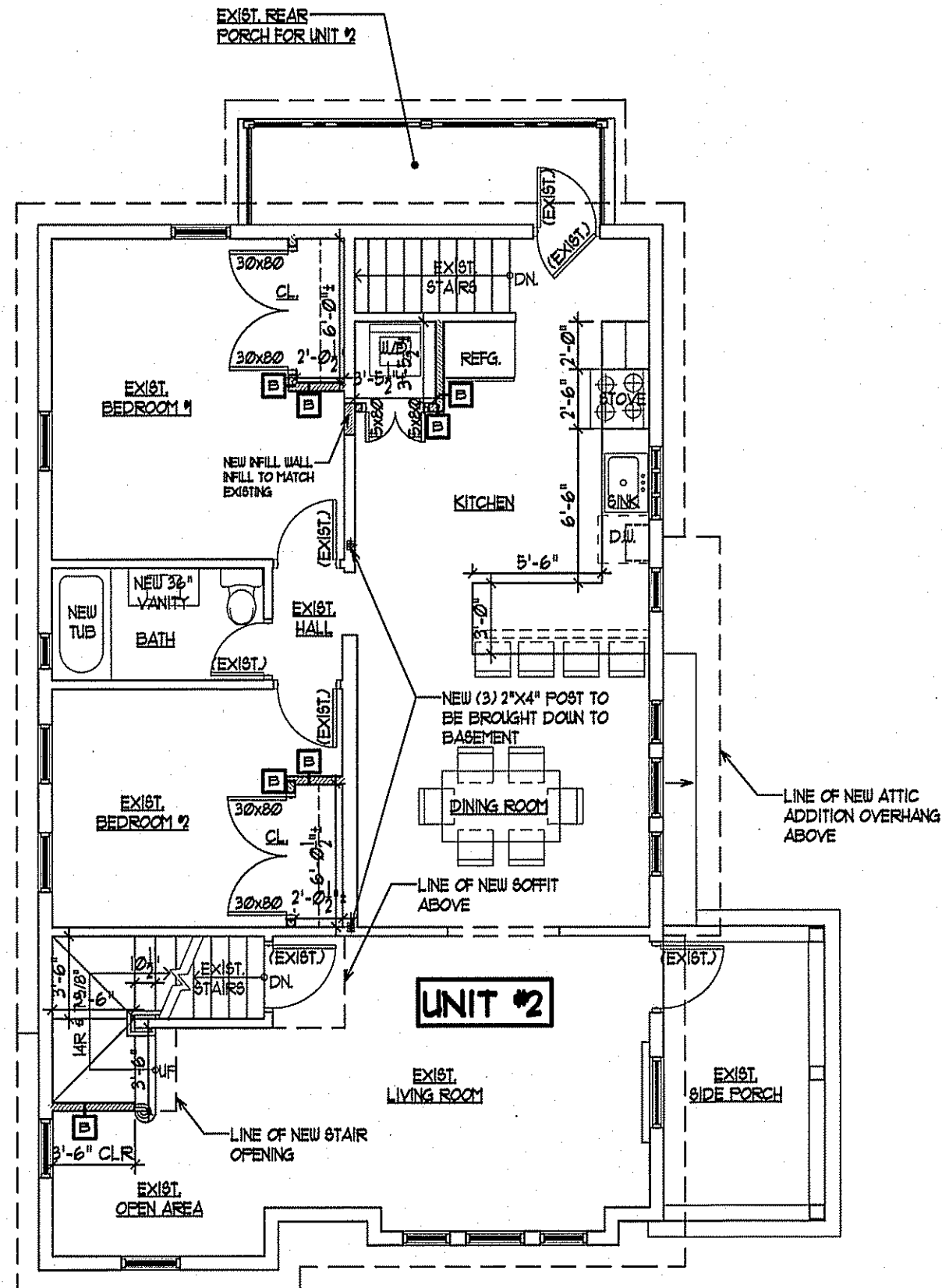
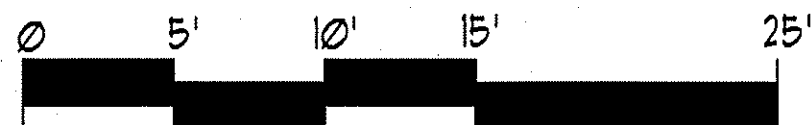
LEGEND:

A	EXTERIOR WALL: 2"x6" @16" O.C. w/ 1/2" G.W.B., 1/2" CDX FLY, AND SIDING
B	INTERIOR WALL: 2"x4" @16" O.C. w/ 1/2" G.W.B. ON BOTH SIDES
C	INTERIOR WALL: 2"x6" @16" O.C. w/ 1/2" G.W.B. ON BOTH SIDES
D	INTERIOR WALL: 2"x6" @16" O.C. w/ 1/2" G.W.B. ON ONE SIDE
E	INTERIOR WALL: 2"x4" @16" O.C. w/ 1/2" G.W.B. ON ONE SIDE
	EXISTING WALLS

LIFE SAFETY LEGEND

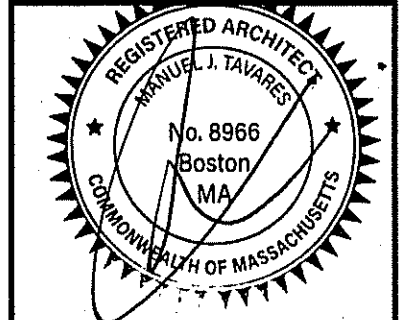
- SMOKE DETECTOR
 COMBO SMOKE AND CARBON MONOXIDE DETECTOR

SECOND FLOOR PLAN: 1,046± NET SQ. FT.
GRAPHIC SCALE:



#	REVISIONS	DATE
1	VARIOUS CHANGES	06/17/2022

MLTAVARES ARCHITECTS
 200 Broadway Suite 104 Lynnfield, MA 01940
 Phone: 781-595-8400 Fax: 781-595-8300
 Email: mlta@architects@verizon.net



PREPARED FOR:
MR BRANDON WOOLKALIS

ADDRESS:
**38-40 NEWPORT STREET
ARLINGTON, MA**

DRAWING TITLE:
**SECOND FLOOR
PLAN**

SCALE: GIVEN	A=1.2
DATE: 06/16/2022	
DRAWN BY: J.T.	
CHECKED BY: MJT	
PROJECT #: 222-19	

GENERAL NOTES:

1. TYPICAL INTERIOR WALLS SHALL BE 2"x4" WOOD STUD @16" O.C. WITH 1/2" GYPSUM WALL BOARD, UNLESS OTHERWISE NOTED.
2. DIMENSIONS SHOWN ARE TO THE FACE OF STUD, UNLESS OTHERWISE NOTED.

LEGEND:

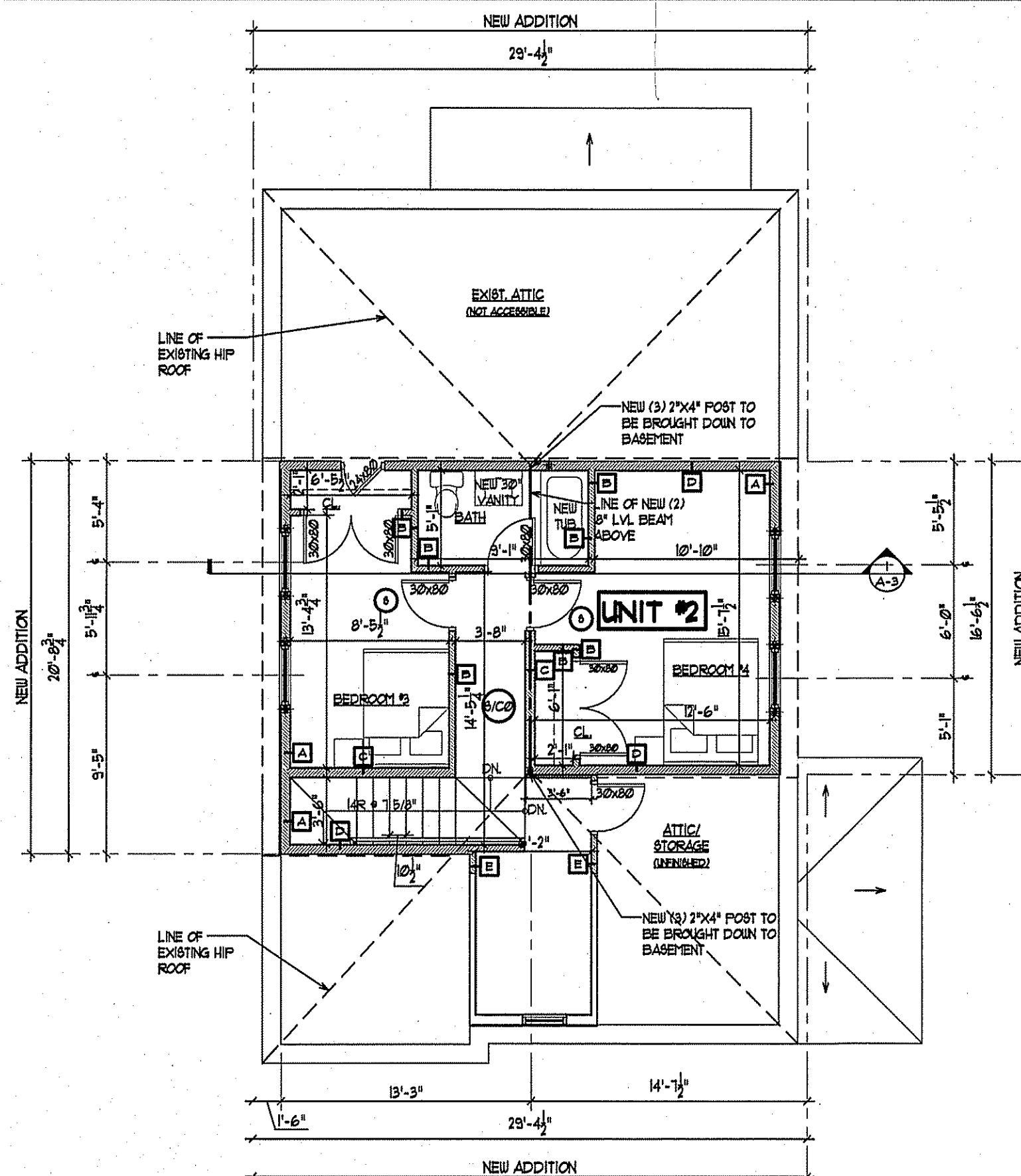
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|----------|---|
| A | EXTERIOR WALL: 2"x6" @16" O.C. W/ 1/2" G.W.B., 1/2" CDX PLY, AND SIDING |
| B | INTERIOR WALL: 2"x4" @16" O.C. W/ 1/2" G.W.B. ON BOTH SIDES |
| C | INTERIOR WALL: 2"x6" @16" O.C. W/ 1/2" G.W.B. ON BOTH SIDES |
| D | INTERIOR WALL: 2"x6" @16" O.C. W/ 1/2" G.W.B. ON ONE SIDE |
| E | INTERIOR WALL: 2"x4" @16" O.C. W/ 1/2" G.W.B. ON ONE SIDE |
| | EXISTING WALLS |

LIFE SAFETY LEGEND

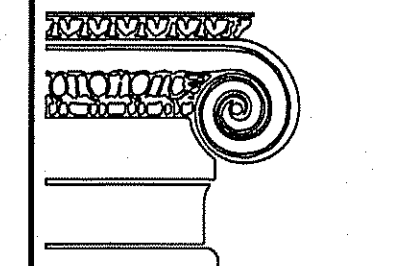
- | | |
|--|--|
| | SMOKE DETECTOR |
| | COMBO SMOKE AND CARBON MONOXIDE DETECTOR |

ATTIC FLOOR PLAN: 497± NET SQ. FT.

GRAPHIC SCALE:

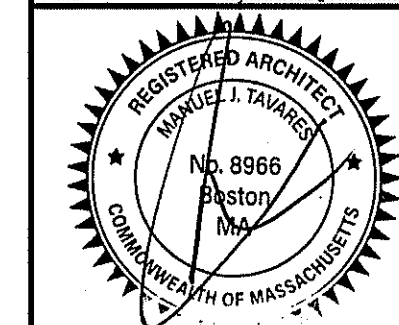


#	REVISIONS	DATE
1	VARIOUS CHANGES	06/11/2022
2	VARIOUS CHANGES	06/30/2022



**MLTAVARES
ARCHITECTS**

200 Broadway Suite 104 Lynnfield, MA 01940
Phone: 781-595-8400 Fax: 781-595-8300
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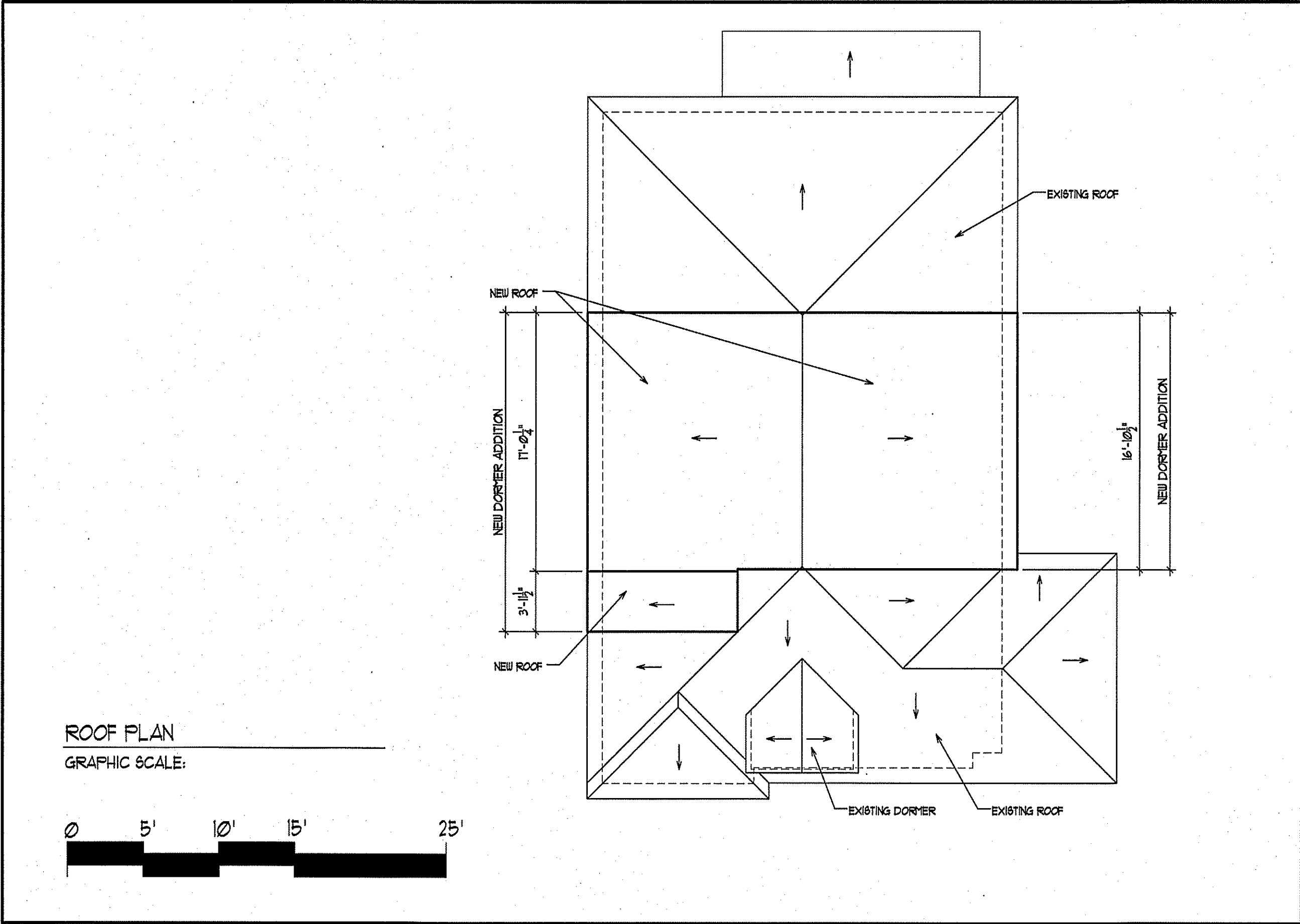


PREPARED FOR:
MR BRANDON WOOLKALIS

ADDRESS:
**38-40 NEWPORT STREET
ARLINGTON, MA**

DRAWING TITLE:
**ATTIC FLOOR
PLAN**

SCALE: GIVEN	A-1.3
DATE: 06/30/2022	
DRAWN BY: J.T.	
CHECKED BY: MJT	
PROJECT #: 222-19	

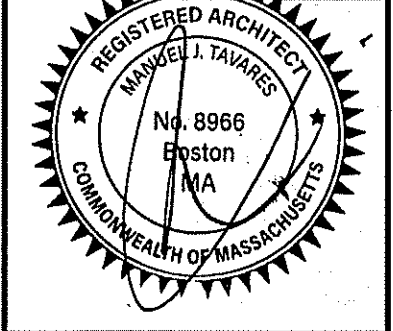


ROOF PLAN
GRAPHIC SCALE:

#	REVISIONS	DATE
1	VARIOUS CHANGES	06/17/2022
2	VARIOUS CHANGES	06/30/2022

M. J. TAVARES
ARCHITECTS

200 Broadway Suite 104 Lynnfield, MA 01940
Phone: 781-595-8400 Fax: 781-595-8300
Email: mjta@architects@verizon.net

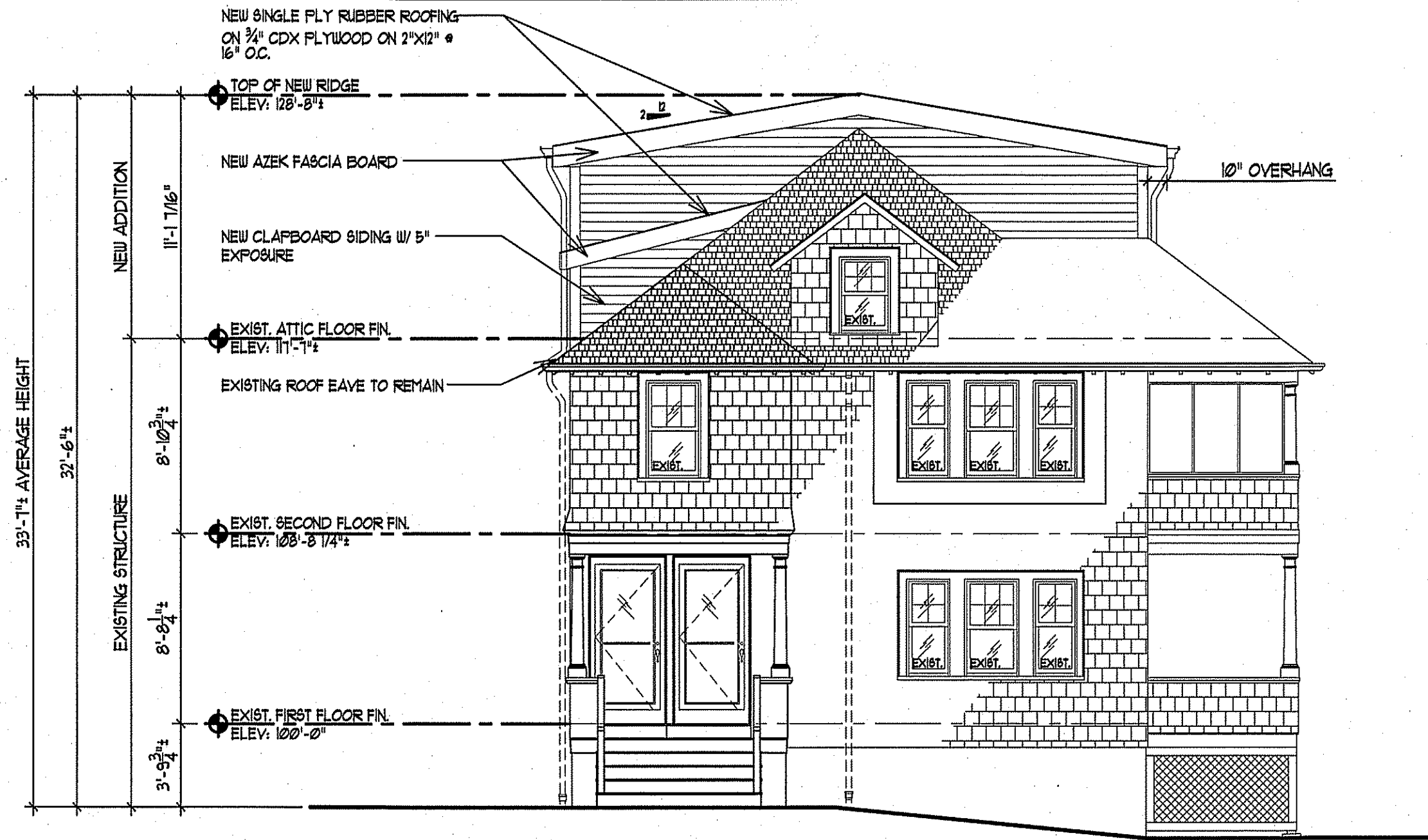


PREPARED FOR:
MR. BRANDON WOOLKALIS

ADDRESS:
**38-40 NEWPORT STREET
ARLINGTON, MA**

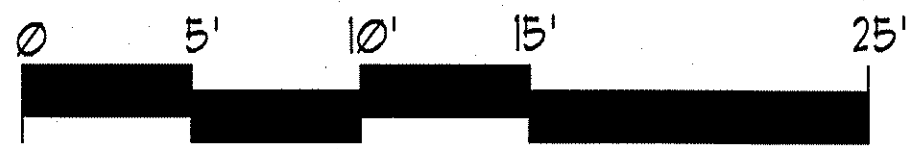
DRAWING TITLE:
ROOF PLAN

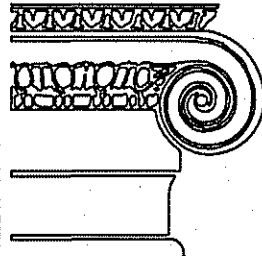
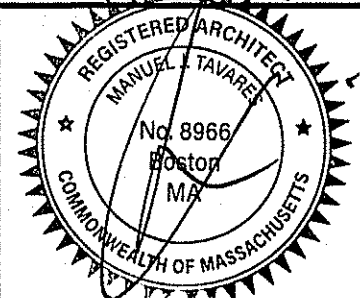
SCALE: GIVEN	A-1.4
DATE: 06/30/2022	
DRAWN BY: J.T.	
CHECKED BY: MJT	
PROJECT #: 222-19	



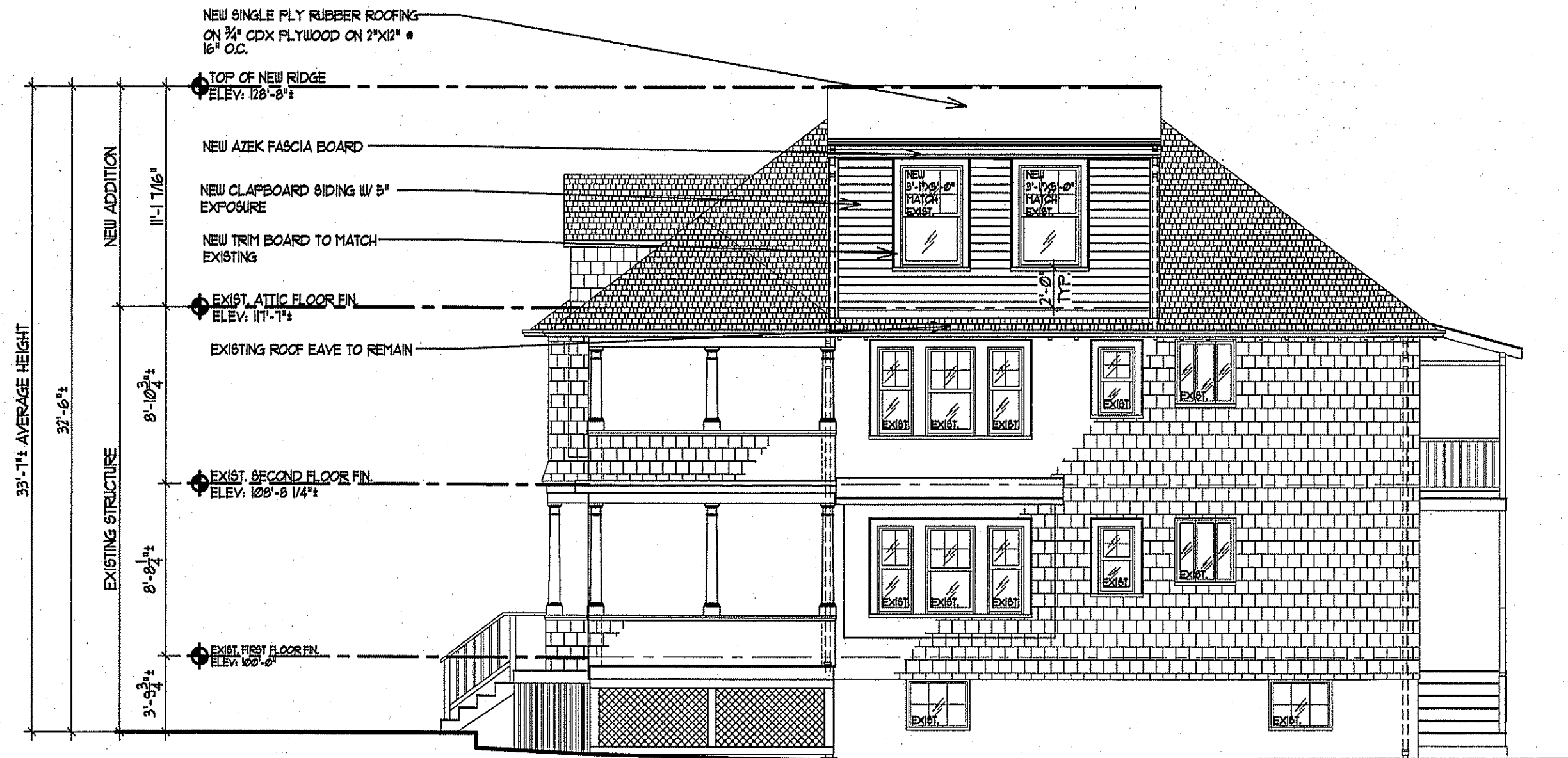
WEST ELEVATION:

GRAPHIC SCALE:



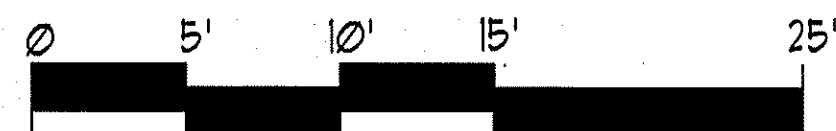
#	REVISIONS	DATE
1	VARIOUS CHANGES	06/11/2012
2	VARIOUS CHANGES	06/13/2012
 <p>MLTAVARES ARCHITECTS 200 Broadway Suite 104 Lynnfield, MA 01940 Phone: 781-595-8400 Fax: 781-595-8300 Email: mltarchitects@verizon.net</p>		
		
PREPARED FOR:		
MR BRANDON WOOLKALIS		
ADDRESS:		
38-40 NEWPORT STREET ARLINGTON, MA		
DRAWING TITLE:		
WEST ELEVATION		
SCALE:	A-2	
GIVEN		
DATE:		
06/30/2012		
DRAWN BY:		
J.T.		
CHECKED BY:		
MJT		
PROJECT #:		
222-19		

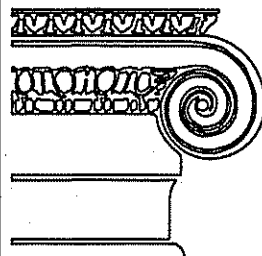
1	WEST ELEVATION:
1/8" = 1'-0"	@ FRONT ELEVATION



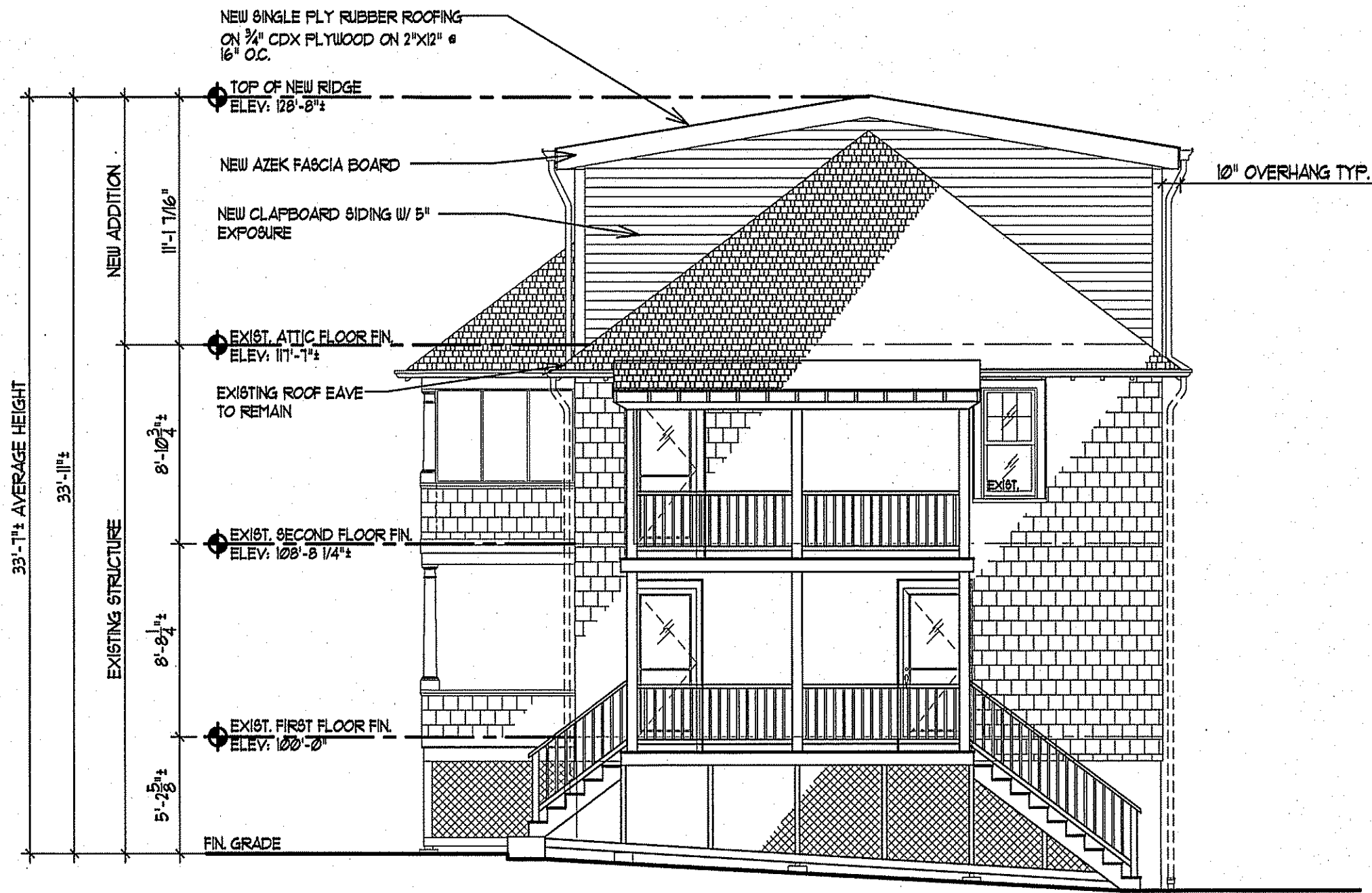
SOUTH ELEVATION:

GRAPHIC SCALE:



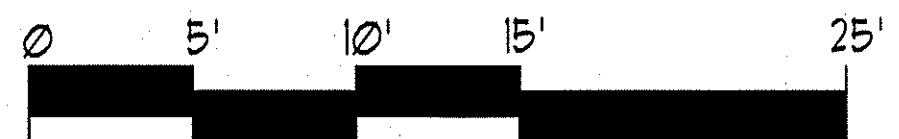
#	REVISIONS	DATE
1	VARIOUS CHANGES	06/11/2022
 <p>M.J. TAVARES ARCHITECTS</p> <p>200 Broadway Suite 104 Lynnfield, MA 01940 Phone: 781-595-8400 Fax: 781-595-8300 Email: mjtarchitects@verizon.net</p> <p>REGISTERED ARCHITECT MANUEL J. TAVARES No. 8966 Boston, MA COMMONWEALTH OF MASSACHUSETTS</p>		
PREPARED FOR:		
MR BRANDON WOOLKALIS		
ADDRESS:		
38-40 NEWPORT STREET ARLINGTON, MA		
DRAWING TITLE:		
SOUTH ELEVATION		
SCALE:	A-2.1	
GIVEN		
DATE:		
06/11/2022		
DRAWN BY:		
J.T.		
CHECKED BY:		
MJT		
PROJECT #:		
222-19		

1	SOUTH ELEVATION:
1/8" = 1'-0"	@ RIGHT SIDE ELEVATION

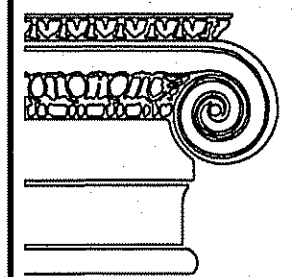


EAST ELEVATION:

GRAPHIC SCALE:

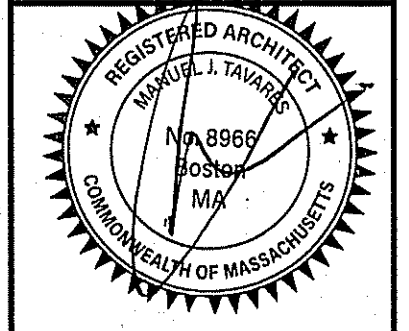


#	REVISIONS	DATE
1	VARIOUS CHANGES	06/17/2012
2	VARIOUS CHANGES	06/30/2012



**M. J. TAVARES
ARCHITECTS**

200 Broadway Suite 104 Lynnfield, MA 01940
Phone: 781-595-8400 Fax: 781-595-8300
Email: mitarchitects@verizon.net



PREPARED FOR:
MR. BRANDON WOOLKALIS

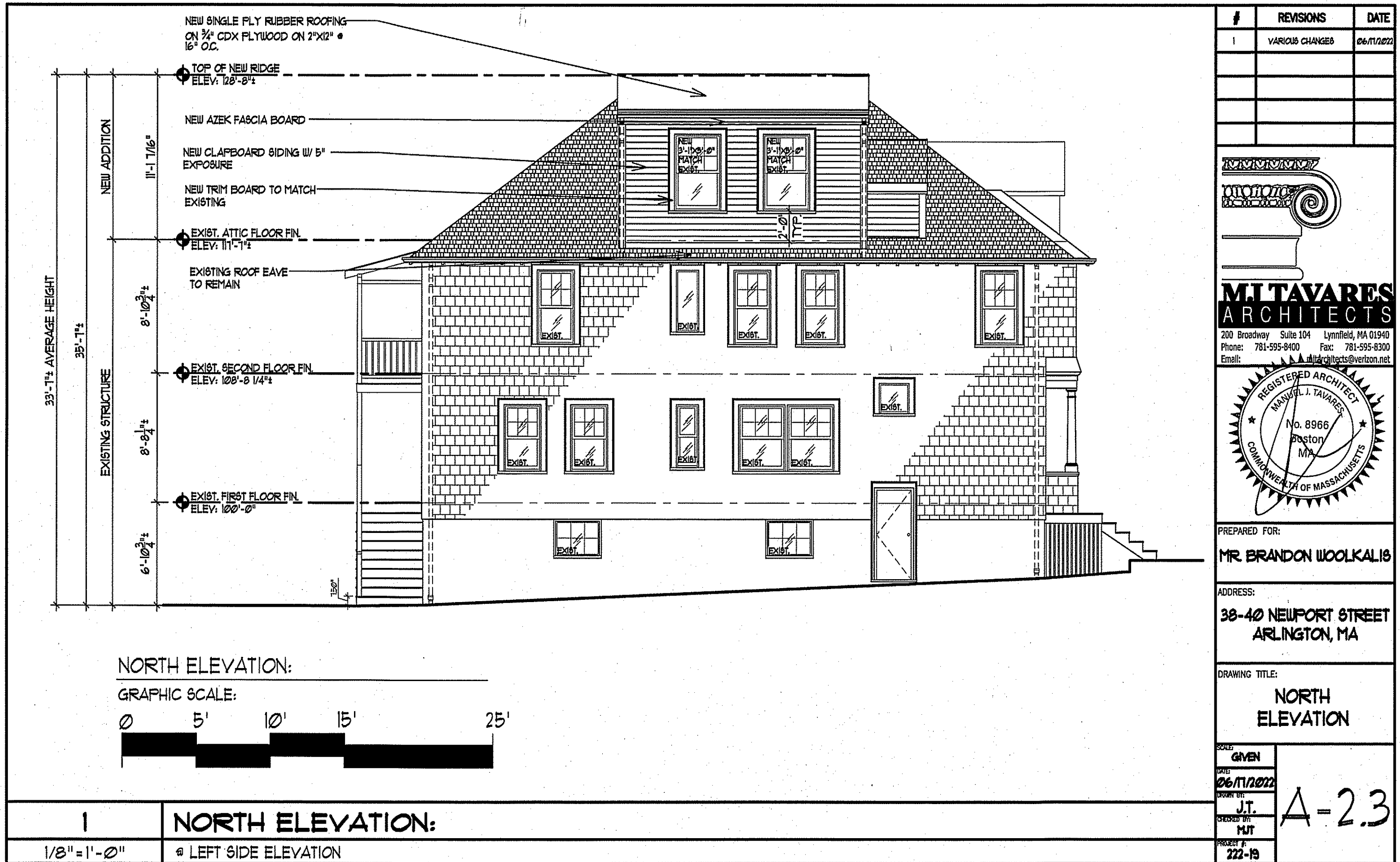
ADDRESS:
**38-40 NEWPORT STREET
ARLINGTON, MA**

DRAWING TITLE:
**EAST
ELEVATION**

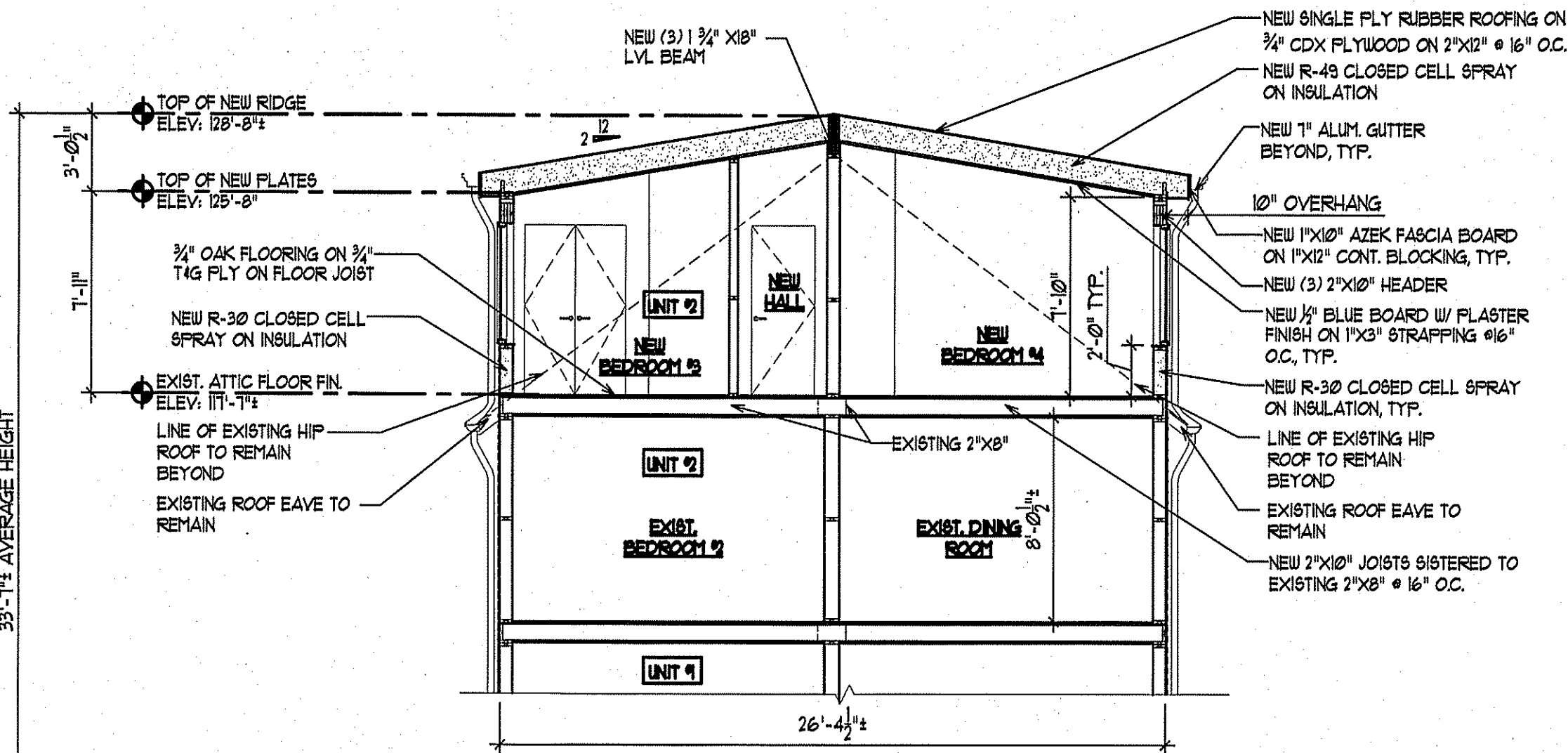
SCALE:
GIVEN
DATE:
06/30/2012
DRAWN BY:
J.T.
CHECKED BY:
MJT
PROJECT #:
222-19

A-2.2

1	EAST ELEVATION:
1/8" = 1'-0"	@ REAR ELEVATION

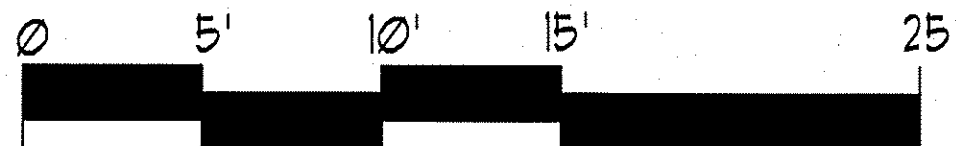


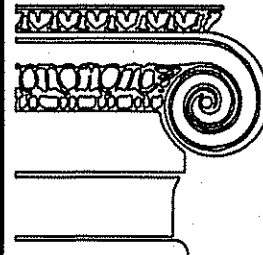
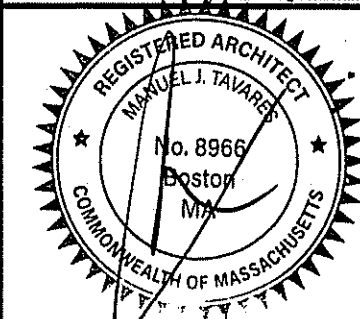
33'-1 1/2" AVERAGE HEIGHT



PARTIAL BUILDING SECTION

GRAPHIC SCALE:



#	REVISIONS	DATE
1	VARIOUS CHANGES	06/11/2012
2	VARIOUS CHANGES	06/13/2012
 <p>M.J. TAVARES ARCHITECTS</p> <p>200 Broadway Suite 104 Lynnfield, MA 01940 Phone: 781-595-8400 Fax: 781-595-8300 Email: mjtarchitects@verizon.net</p>		
		
PREPARED FOR:		
MR BRANDON WOOLKALIS		
ADDRESS:		
38-40 NEWPORT STREET ARLINGTON, MA		
DRAWING TITLE:		
PARTIAL BUILDING SECTION		
SCALE:	A-3	
GIVEN		
DATE:		
06/13/2012		
DRAWN BY:		
J.T.		
CHECKED BY:		
MJT		
PROJECT #:		
222-19		



Town of Arlington, Massachusetts

Docket # 3701: 79 Ronald Road

ATTACHMENTS:

Type	File Name	Description
▣ Memorandum	3701_79_Ronald_Road_-_final.pdf	DPCD Memo re: Docket 3701, 79 Ronald Rd
▣ Reference Material	ZBA_Package_79_Ronald_Road__#3701.pdf	ZBA Package 79 Ronald Road, #3701



TOWN OF ARLINGTON
DEPARTMENT OF PLANNING and
COMMUNITY DEVELOPMENT

TOWN HALL, 730 MASSACHUSETTS AVENUE
ARLINGTON, MASSACHUSETTS 02476
TELEPHONE 781-316-3090

MEMORANDUM

To: Zoning Board of Appeals
From: Kelly Lynema, Acting Director, Dept. of Planning and Community Development
Marisa Lau, Senior Planner
Date: 7/6/2022
RE: Docket 3701 – 79 Ronald Road; Special Permit under Zoning Bylaw Section 8.1.3(C)
(Nonconforming Single-Family or Two-Family Dwellings)

The applicants, Becky Wilusz and Scott Rule, seek a Special Permit in accordance with Section 8.1.3(C) (Nonconforming Single-Family or Two-Family Dwellings) of the Zoning Bylaw. The applicant seeks to replace a portico with an enclosed entrance containing a mudroom and bath and a covered porch along the front façade of the existing structure. The addition would increase the total square footage from 2,108 SF to 2,168 SF (+60 SF). Under the proposal, lot coverage would increase from 16.6% to 19.6% (+3%), where a maximum of 35% is allowed.

The structure is in the R1 Zoning District and is nonconforming with the Zoning Bylaw's lot size; front yard and rear yard; and usable open space requirements. The proposed addition would project forward approximately 10.5 feet from the front façade, and the new entry stair would project forward another 5 feet. None of the existing nonconformities would be increased by the proposal. Because the addition extends the exterior walls of the principal structure along the same line, under Section 8.1.3(C) of the Zoning Bylaw, the Board may grant a Special Permit provided it finds that the extension is not substantially more detrimental to the neighborhood than the existing nonconforming dwelling.

The following is an application of the Special Permit criteria (Zoning Bylaw Section 3.3.3):

Criterion #1: Requested Use

The requested use is permitted through a Special Permit in the R-1 Zoning District.

Criterion #2: Public Convenience/Welfare

This proposal would improve the convenience and safety of the front entrance of the single-family dwelling.

Criterion #3: Undue Traffic Congestion/Impairment of Public Safety

There would not be an increase in traffic congestion or an impairment of public safety.

Criterion #4: Undue Burden on Municipal Systems

There would not be an undue burden on municipal systems.

Criterion #5: Special regulations

This proposal would not result in the need for special regulations.

Criterion #6: Integrity/Character of District; Detrimental to Health, Morals, Welfare

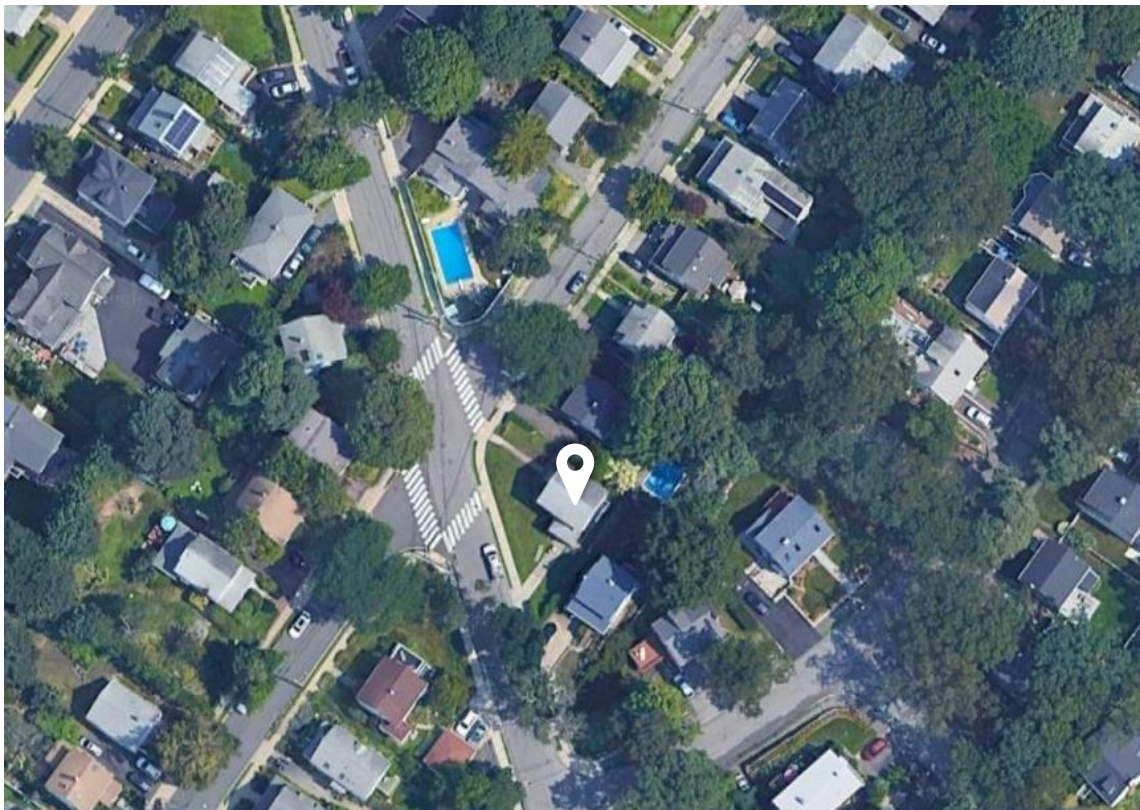
While the proposed mudroom and porch exceeds the maximum square footage allowable by right, the overall proposal is not substantially more detrimental to the neighborhood than the existing structure. Covered or enclosed entries and porches, many of which extend the full width of the front façade, are a common feature of structures in the surrounding neighborhood including on Ronald Road.

The proposed addition complements the architecture of the structure and replaces a portico with a more proportional and prominent feature. Consistent with the Residential Design Guidelines, the proposed design will introduce human-scaled architectural variation to the overall streetscape and add visual interest to the front façade of the structure.¹ Overall, this proposal would not detrimentally impact the neighborhood character of the district or adjoining districts, nor will it be detrimental to the health, morals, or welfare of the neighbors of the property.

Criterion #7: Detrimental Excess in Particular Use

This proposal would not cause any detrimental excesses.

Below are aerial and street-based photos of the current building:



¹ Principle B-1 (pg. 26) and C-1 (pg. 34), Residential Design Guidelines (pg. 34), available at <https://www.arlingtonma.gov/home/showpublisheddocument/54518/637472609831970000>



Recommendation:

The Department of Planning and Community Development maintains that this proposal is consistent with the Special Permit criteria and recommends that the Zoning Board of Appeals approve this application.

Related Dockets:

- #3696: 82 Grandview Road – Applicant sought a special permit to construct a covered porch to the front façade of the structure. Approved on 6/28/22.
- #3686: 238 Park Ave – Applicant sought a special permit to construct a one-story large addition to the rear of building. Approved on 1/25/2022.
- #3685: 47 Crosby St – Applicant sought a special permit to construct an enclosed mudroom and covered porch to the front façade of the structure. Approved on 1/25/22.



Town of Arlington
Zoning Board of Appeals
51 Grove Street
Arlington, Massachusetts 02476
781-316-3396
www.arlingtonma.gov

LEGAL NOTICE

Notice is herewith given in accordance with the provisions of Section 3.2.3A of the Zoning Bylaws that there has been filed by **Becky Wilusz and Scott Rule** of Arlington, Massachusetts on June 2, 2022, a petition seeking permission to alter their property located at **79 Ronald Road - Block Plan 093.0-0007-0011.0** Said petition would require a Special Permit under **Section 8.1.3 (B) (Nonconforming Single-Family or Two-Family Dwellings)** of the Zoning Bylaw for the Town of Arlington.

A hearing in regards to the petition will be conducted remotely via "Zoom" **Tuesday evening July 12, 2022 at 7:30 P.M or as soon thereafter as the petitioner may be heard. To join the meeting, please register using the following URL:**

[https://town-arlington-ma-us.zoom.us/meeting/register/tJloc-](https://town-arlington-ma-us.zoom.us/meeting/register/tJloc-upqDlrH9BzpU_mQMF2y5Ys20gtlBP9)

[upqDlrH9BzpU_mQMF2y5Ys20gtlBP9](https://town-arlington-ma-us.zoom.us/meeting/register/tJloc-upqDlrH9BzpU_mQMF2y5Ys20gtlBP9) **for documentation relating to this petition, visit the ZBA website at www.arlingtonma.gov/zba.**

DOCKET NO 3701

Zoning Board of Appeals
Christian Klein, RA, Chair

Please direct any questions to: **ZBA@town.arlington.ma.us**

REQUEST FOR SPECIAL PERMIT

TOWN OF ARLINGTON

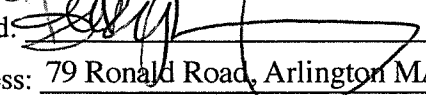
In the matter of the Application of Becky Wilusz and Scott Rule of 79 Ronald Road
to the Zoning Board of Appeals for the Town of Arlington:

Application for a Special Permit is herewith made, in accordance with Section 3.3 of the Zoning Bylaw of the Town of Arlington, Massachusetts, seeking relief from the following specific provisions of the Zoning Bylaw, and as described fully in the attached form, *Special Permit Criteria*:

Section 5.3.22 - Open Space

The Applicant states he/she/they is/are the owner/occupant of the land in Arlington located at 79 Ronald Road with respect to such relief is sought; that no unfavorable action has been taken by the Zoning Board of Appeals upon a similar petition regarding this property within the two (2) years next immediately prior to the filing hereof. The applicant expressly agrees to full compliance with any and all conditions and qualifications imposed upon this permission, whether by the Zoning Bylaw or by the Zoning Board of Appeals, should the same be granted. The Applicant represents that the grounds for the relief sought are as follows:

Allow for a special permit for the addition of 60sqft of first floor gross floor area. Property currently
has 0sqft of open space as defined by section 5.3.22

E-Mail: becky.wilusz@gmail.com Signed:  Date: 04/22/2022
Telephone: 978-790-4674 Address: 79 Ronald Road, Arlington MA

TOWN OF ARLINGTON
 Dimensional and Parking Information
 For Applications to the Zoning Board of Appeals

1. Property Location: Ronald 79 Roland Road Zoning District: r1
2. Present Use/Occupancy: Residential No. of dwelling units 1
3. Existing Gross Floor Area (refer to Section 5.3.22 of the Zoning Bylaw and provide supporting documentation [worksheet and drawings] showing dimensions of GFA by floor):
2,108 Sq. Ft.
4. Proposed Use/Occupancy: Residential No. of dwelling units 1
5. Proposed Gross Floor Area (refer to Section 5.3.22 of the Zoning Bylaw and provide supporting documentation [worksheet and drawings] showing dimensions of GFA by floor):
2,168 Sq. Ft.

	Present Conditions	Proposed Conditions	Min. or max Required by Zoning
6. Lot size (Sq. Ft.)	4,454	un	min. 6000
7. Frontage (Ft.)	123.96'	un	min. 60
8. Floor area ratio	na	un	max. na
9. Lot Coverage (%)	16.6%	19.6%	max 35%
10. Lot Area per Dwelling Unit (Sq. Ft.)	4,454	un	min. 6000
11. Front Yard Depth (Ft.)	21.6	un	min. 21.6
12. Left Side Yard Depth (Ft.)	10.9	un	min. 10.9
13. Right Side Yard Depth (Ft.)	na	un	min. na
14. Rear Yard Depth (Ft.)	8.8	un	min. 8.8
15. Height (Stories)	2	un	max. 2.5
16. Height (Ft.)	30.35'	un	max. 35
17. Landscaped Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.	0	0	
17A. Landscaped Open Space (% of GFA)	0	0	min. 445
18. Usable Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.	0	0	
18A. Usable Open Space (% of GFA)	0	0	min. 10%
19. Number of Parking Spaces	3	un	min. 2
20. Parking area setbacks (if applicable)	na	na	min. na
21. Number of Loading Spaces (if applicable)	na	na	min. 0
22. Type of construction	5b	5b	N/A
23. Slope of proposed roof(s) (in. per ft.)	5.5 : 12	5.5 : 12	min. 2 : 12

TOWN OF ARLINGTON
Open Space / Gross Floor Area Information
For Applications to the Zoning Board of Appeals

Refer to Section 2: *Definitions*, and Section 5: *District Regulations* in the Zoning Bylaw of the Town of Arlington before completing this form.

Address: 79 ~~Roland~~ Road Zoning District: r1

<u>OPEN SPACE*</u>	<u>EXISTING</u>	<u>PROPOSED</u>
Total lot area	<u>4498</u>	<u>un</u>
Open Space, Usable	<u>0</u>	<u>0</u>
Open Space, Landscaped	<u>0</u>	<u>0</u>

* Refer to the Definitions in Section 2 of the Zoning Bylaw.

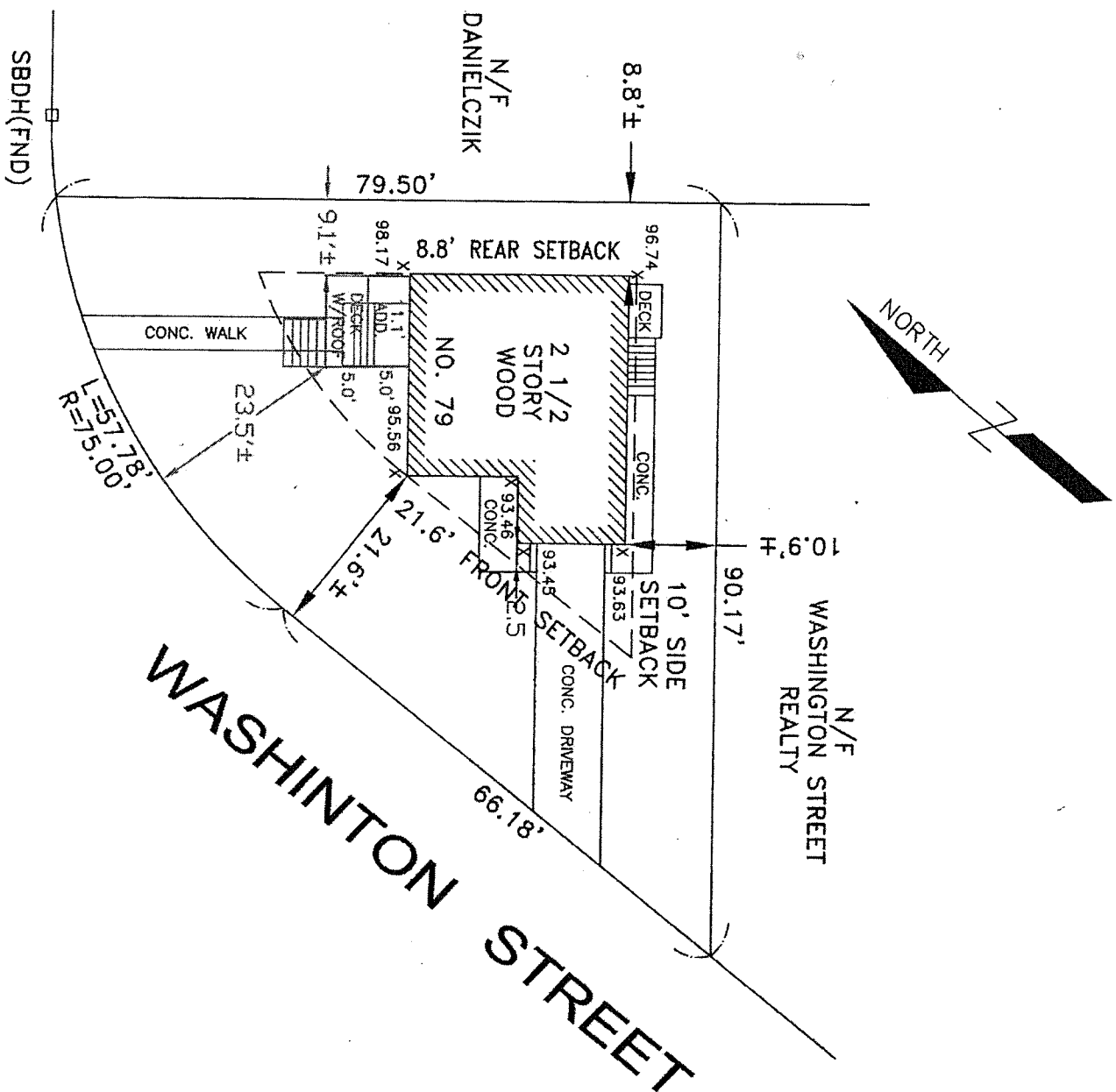
<u>GROSS FLOOR AREA (GFA) †</u>		
Accessory Building	<u>na</u>	<u>na</u>
Basement or Cellar (meeting the definition of Story, excluding mechanical use areas)	<u>738</u>	<u>738</u>
1 st Floor	<u>738</u>	<u>798</u>
2 nd Floor	<u>632</u>	<u>632</u>
3 rd Floor	<u>na</u>	<u>na</u>
4 th Floor	<u>na</u>	<u>na</u>
5 th Floor	<u>na</u>	<u>na</u>
Attic (greater than 7’-0” in height, excluding elevator machinery; or mechanical equipment)	<u>0</u>	<u>0</u>
Parking garages (except as used for accessory parking or off-street loading purposes)	<u>0</u>	<u>0</u>
All weather habitable porches and balconies	<u>0</u>	<u>0</u>
Total Gross Floor Area (GFA)	<u>2,108</u>	<u>2,168</u>

† Refer to Definition of Gross Floor Area in Section 2 and Section 5 of the Zoning Bylaw.

<u>REQUIRED MINIMUM OPEN SPACE AREA</u>		
Landscaped Open Space (Sq. Ft.)	<u>0</u>	<u>0</u>
Landscaped Open Space (% of GFA)	<u>0</u>	<u>0</u>
Usable Open Space (Sq. Ft.)	<u>0</u>	<u>0</u>
Usable Open Space (% of GFA)	<u>0</u>	<u>0</u>

This worksheet applies to plans dated 04/15/2022 designed by Miller Design LLC

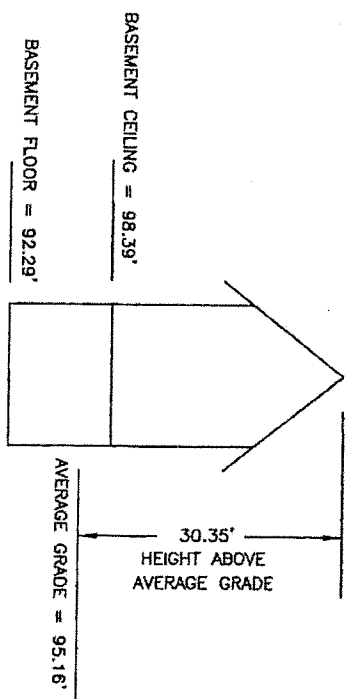
Reviewed with Building Inspector: _____ Date: _____



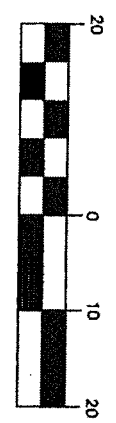
RONALD ROAD

WASHINGTON STREET

LOT AREA = 4,454 S.F.±
EXISTING BUILDING = 740 S.F.±
EXISTING CONCRETE AREA = 555 S.F.±
PROPOSED ADDITION = 111 S.F.±
EXISTING LOT COVERAGE = 16.6%
PROPOSED LOT COVERAGE = 19.1%
EXISTING OPEN SPACE = 70.9%
PROPOSED OPEN SPACE = 68.4%
SEE NOTE (4)



- NOTES
1. SEE DEED RECORDED IN MIDDLESEX COUNTY REGISTRY OF DEEDS IN DEED BOOK 21505, PAGE 465.
 2. SEE PLAN RECORDED IN MIDDLESEX COUNTY REGISTRY OF DEEDS IN PLAN BOOK 378, PAGE 9.
 3. SUBJECT PARCEL IS LOCATED IN ZONE R-1.
 4. THERE IS 0 USABLE OPEN SPACE ON THE SUBJECT PROPERTY. THERE ARE NO SQUARE HORIZONTAL DIMENSIONS OF AT LEAST 25'.



(IN FEET)
1 inch = 20 ft.

CERTIFIED PLOT PLAN

IN
ARLINGTON, MA

SCALE: 1" = 20' APRIL 19, 2022

DLJ GEOMATICS

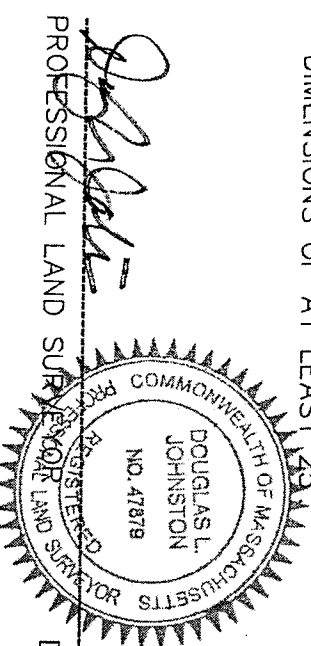
PROFESSIONAL LAND SURVEYING

276 NORTH STREET

WYOMOUTH, MA 02191

(781) 812-0457

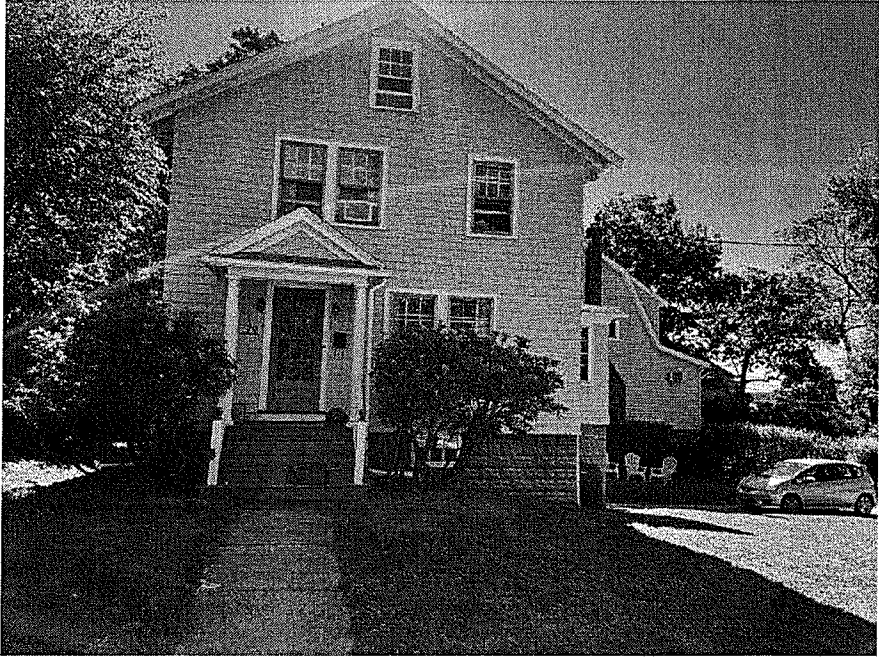
79 RONALD DR ARLINGTON.dwg



DATE 04/21/22

GENERAL NOTES:

1. COORDINATE AND BE RESPONSIBLE FOR THE PROTECTION OF PERSONS AND PROPERTY FOR THE DURATION OF CONSTRUCTION AS REQUIRED BY AGENCIES AND AUTHORITIES HAVING JURISDICTION.
2. DO NOT DAMAGE BUILDING ELEMENTS AND IMPROVEMENTS INDICATED TO REMAIN.
3. DO NOT INTERRUPT UTILITIES WITHOUT THE WRITTEN PERMISSION OF THE OWNER.
4. REMOVE SALVAGE AND DEBRIS FROM THE SITE AS IT ACCUMULATES. DO NOT STORE, SELL, BURN OR OTHERWISE DISPOSE OF THE DEBRIS ON THE SITE. KEEP ALL PAVEMENTS AND AREAS ADJACENT TO AND LEADING FROM THE SITE CLEAN AND FREE OF MUD, DIRT, AND DEBRIS AT ALL TIMES. ALL MATERIALS SHALL BE DISPOSED OF IN A LEGAL MANNER.
5. SORT DEBRIS FOR RECYCLING TO THE EXTENT POSSIBLE. REMOVE OR ARRANGE FOR THE TRANSPORT OF SORTED MATERIALS SCHEDULED TO BE RECYCLED TO APPROPRIATE OFF-SITE FACILITIES EQUIPPED FOR THE RECYCLING OF SPECIFIC MATERIALS. PROVIDE CONTAINERIZED DUMPSTERS FOR THE SORTING OF DEMO WASTES.
6. CEASE OPERATIONS IF PUBLIC SAFETY OR REMAINING STRUCTURES ARE ENDANGERED. PERFORM TEMPORARILY CORRECTIVE MEASURES UNTIL OPERATIONS CAN BE CONTINUED PROPERLY.
7. ALL INTERIOR DIMENSIONS ARE FROM FACE OF GWB TO FACE OF GWB UNLESS SPECIFICALLY NOTED OTHERWISE. DO NOT SCALE DRAWINGS.
8. CONTRACTOR TO COORDINATE THE LOCATION OF ELECTRICAL OUTLETS TO MEET CODE. CONTRACTOR TO UPGRADE ELECTRICAL PANEL AS NEEDED TO ACCOMMODATE NEW ADDITION.
9. PAINT AND/OR STAIN ALL EXTERIOR SIDING, DOORS, WINDOWS, AND TRIM AND INTERIOR SURFACES PER OWNERS DIRECTION.
10. ALL PLUMBING AND LIGHTING FIXTURES TO BE FURNISHED BY OWNER, INSTALLED BY CONTRACTOR.
11. CONTRACTOR TO INSTALL AND COORDINATE ALL HVAC EXTENSIONS AND RENOVATIONS INTO NEW SPACE AS REQUIRED.



ZBA SUBMISSION
APRIL 15, 2022

PROJECT DESCRIPTION: BATHROOM, MUDROOM AND DECK ADDITION
W/KITCHEN RENOVATION

DRAWING LIST

- A1 COVER SHEET
- A2 BASEMENT / FIRST FLOOR DEMO PLAN
- A3 SECOND FLOOR / ROOF DEMO PLAN
- A4 EXISTING ELEVATIONS
- A5 EXISTING ELEVATIONS
- A6 SECOND FLOOR / ROOF LAYOUT PLANS
- A7 SECTION / ELEVATIONS
- A8 ELEVATIONS

SYMBOL LEGEND

- WALL TO BE DEMOLISHED
- EXISTING WALL TO REMAIN
- NEW WALL
- SECTION
- DOOR TAG
- WINDOW TAG
- RECESSED CAN LIGHT AS SELECTED BY OWNER
- WALL MOUNTED SCONCES AS SELECTED BY OWNER
- CEILING MOUNTED LIGHT AS SELECTED BY OWNER

PROJECT INFORMATION: PER ZONING AMENDMENTS
ARLINGTON ZONING RESIDENTIAL DISTRICT: R1

FRONT YARD SETBACK: 21.6' EXISTING CONFORMING UNCHANGED
SIDE YARD SETBACK: 10.9' EXISTING CONFORMING UNCHANGED
REAR YARD SETBACK: 8.8' EXISTING CONFORMING UNCHANGED
FRONTAGE: 123.96' EXISTING CONFORMING
SIZE: 4445 SQFT EXISTING NON CONFORMING
LOT COVERAGE: SEE SURVEY
OPEN SPACE: 0 (SEE SITE PLAN - GROSS AREA INCREASED 50SQFT - SPECIAL PERMIT REQUIRED)

MAX 35' HEIGHT: 30.35' EXISTING UNCHANGED - CONFORMING
STORIES 2 EXISTING UNCHANGED -CONFORMING

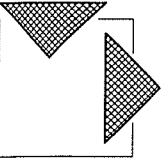
ENERGY AUDIT:

COMPLIANCE DETERMINED BY MASSACHUSETTS STRETCH ENERGY CODE (IRC 2015 W/ MASSACHUSETTS AMENDMENTS SECTION N1101).

- PRESCRIPTIVE OPTION FOR RESIDENTIAL ADDITION (401.3):
1. RENOVATION TO COMPLY WITH ENERGY STAR QUALIFIED HOMES THERMAL BYPASS INSPECTION CHECKLIST. INSULATION VALUES AS FOLLOWS: R49 ROOF R-VALUE, R20 WALL R-VALUE, R30 FLOOR R-VALUE, R10 CRAWL SPACE WALL R-VALUE.
 2. RENOVATION TO COMPLY WITH ENERGY STAR PROGRAM REQUIREMENTS FOR RESIDENTIAL WINDOWS, DOORS, AND SKYLIGHTS - VERSION 5.0. ALL NEW WINDOW GLAZING W/ .30 U FACTOR.
 3. HEATING / COOLING DUCTS TO BE SEALED AND TESTED TO MEET REQUIREMENTS OF 401.3.



MILLER
DESIGN LLC

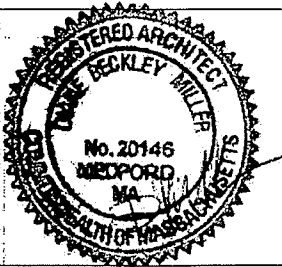


80 CLARK STREET
BELMONT, MA 02478
TEL: 617.993.3157

Architect:
Miller Design LLC
80 Clark Street
Belmont MA 02478
617-993-3157

Date: Issued for:

9/10/21 SCHEMATIC DESIGN
4/15/22 ZONING SUBMISSION



WILLUSZ / RULE
79 RONALD ROAD
ARLINGTON, MA

COVER
SHEET

Sheet
Number:

A1

EXISTING NON-BEARING INTERIOR WALL
TO BE DEMOLISHED

EXISTING WINDOW TO BE
DEMOLISHED

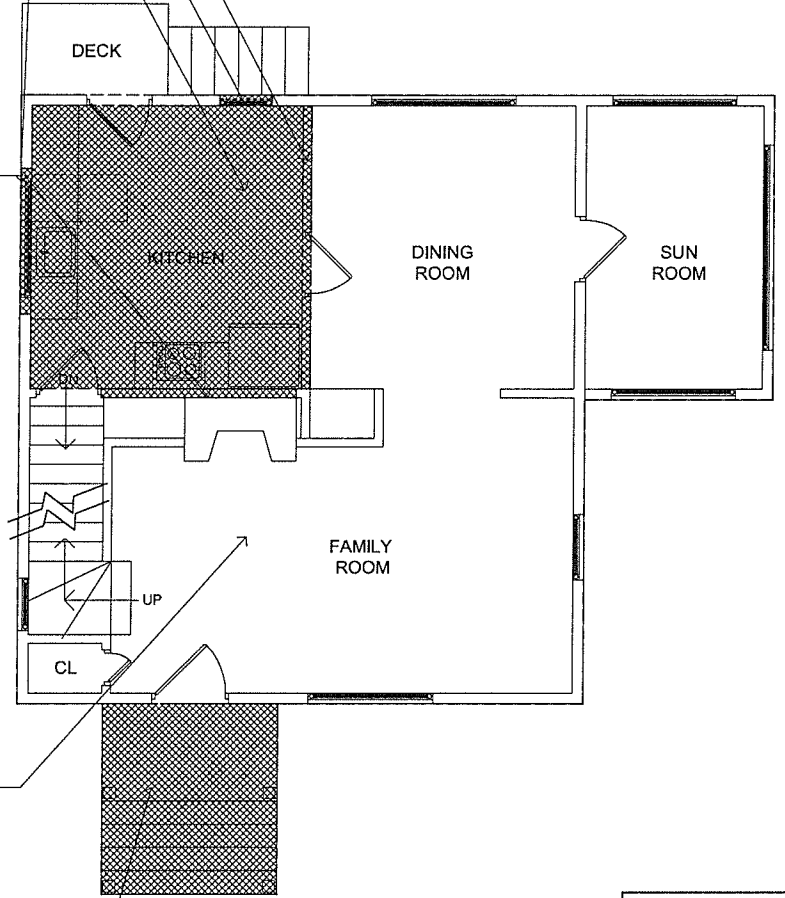
EXISTING KITCHEN TO BE
DEMOLISHED

EXISTING WINDOW
TO BE DEMOLISHED AND OPENING
EXPANDED FOR NEW WINDOW
(SEE FRAMING FOR NEW HEADER)

REVIEW OPTION TO DEMOLISH WALL AND
EXPPOSE CHIMNEY FOR CLEANING
AND SEALING (OPTION TO
ADD SOLID HARDWOOD SHELVEING

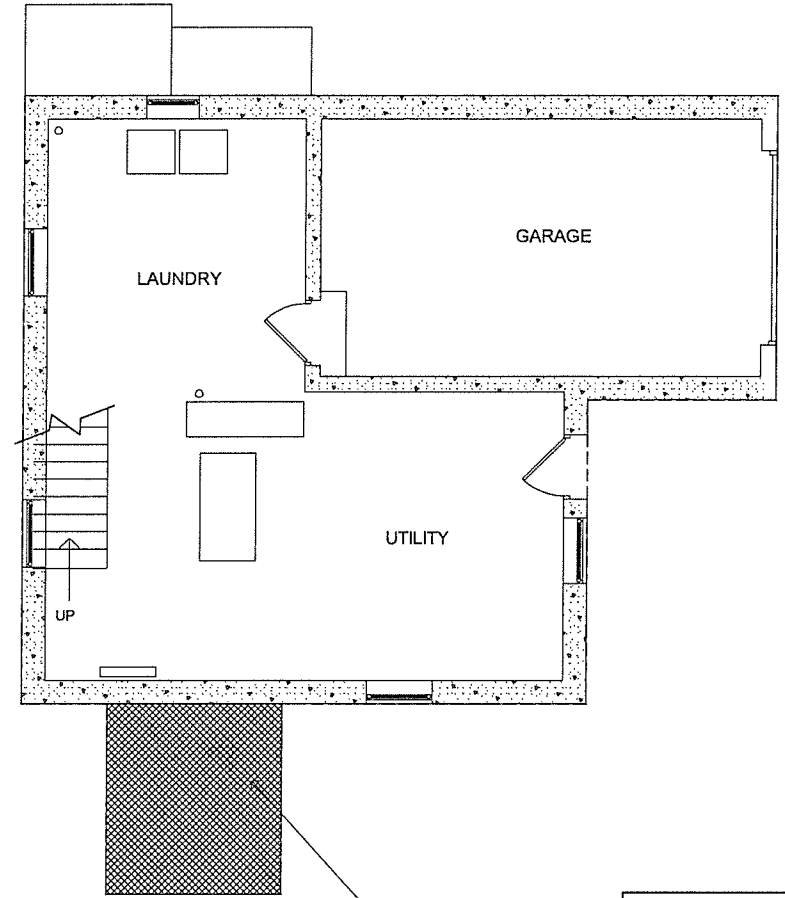
PROTECT EXISTING FLOOR FINISHES
DURING CONSTRUCTION

EXISTING FRONT DECK TO
BE DEMOSHED



GROSS AREA FIRST FLOOR
738 sq ft

2 FIRST FLOOR PLAN
SCALE: 1/8" = 1'



GROSS AREA BAEMENT FLOOR
738 sq ft

1 GARAGE FLOOR PLAN
SCALE: 1/8" = 1'

EXISTING FRONT DECK TO
BE DEMOSHED

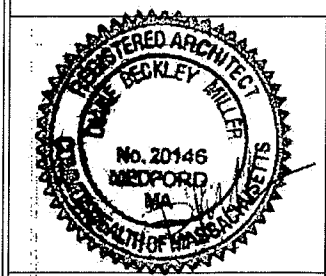


**MILLER
DESIGN LLC**

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9/10/21	SCHEMATIC DESIGN
4/15/22	ZONING SUBMISSION

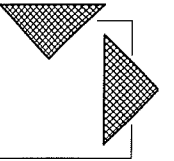


WILLUSZ / RULE
79 RONALD ROAD
ARLINGTON, MA

EXISTING
PLANS

Sheet
Number:

A2



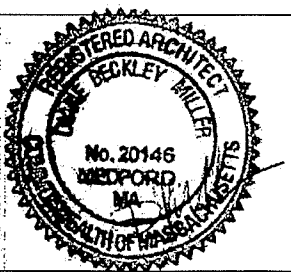
80 CLARK STREET
BELMONT, MA 02478
TEL: 617.993.3157

Architect:
Miller Design LLC
80 Clark Street
Belmont MA 02478
617-993-3157

Date: Issued for:

9/10/21 SCHEMATIC DESIGN

4/15/22 ZONING SUBMISSION

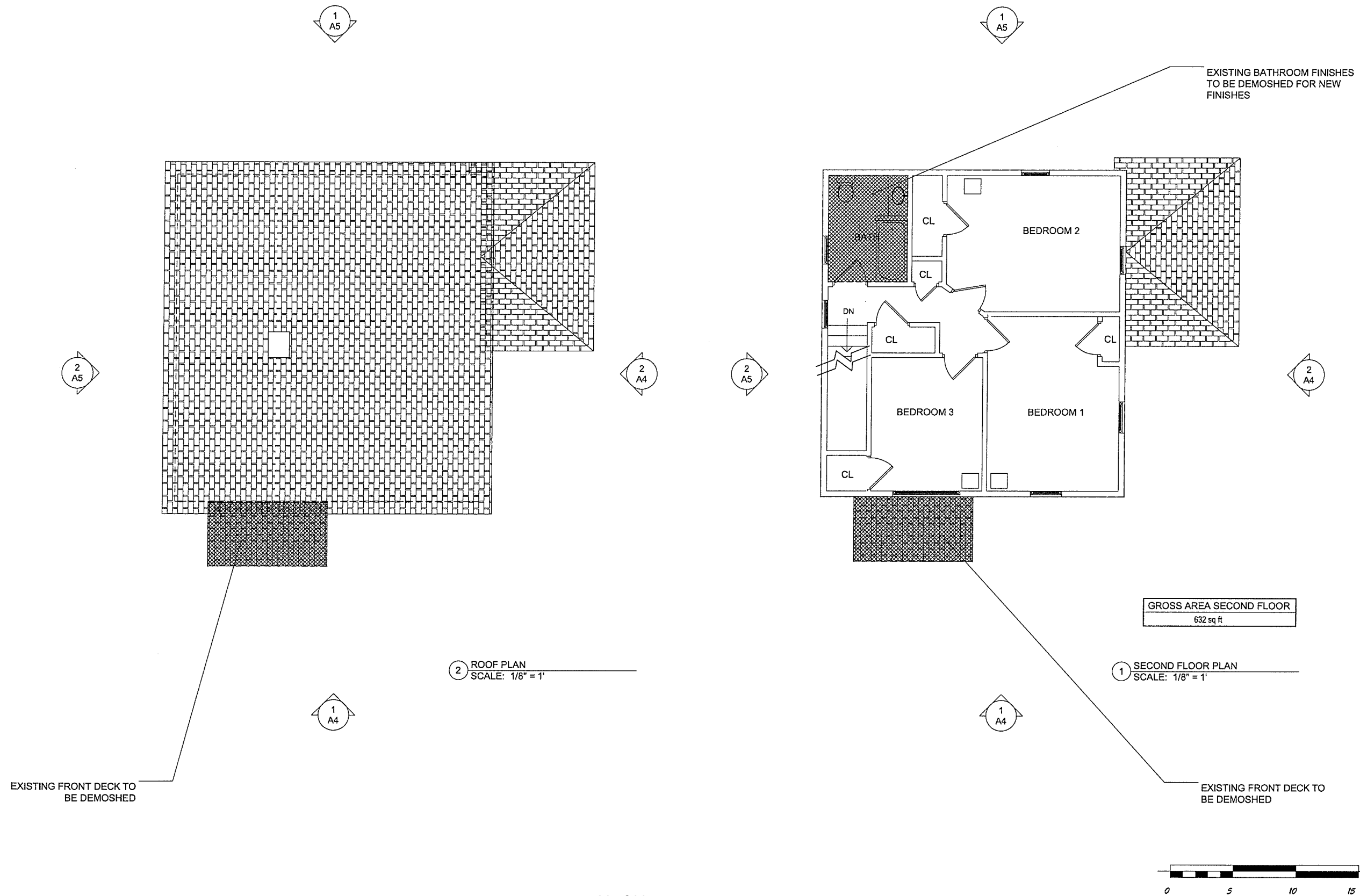


WILLUSZ / RULE
79 RONALD ROAD
ARLINGTON, MA

EXISTING PLANS

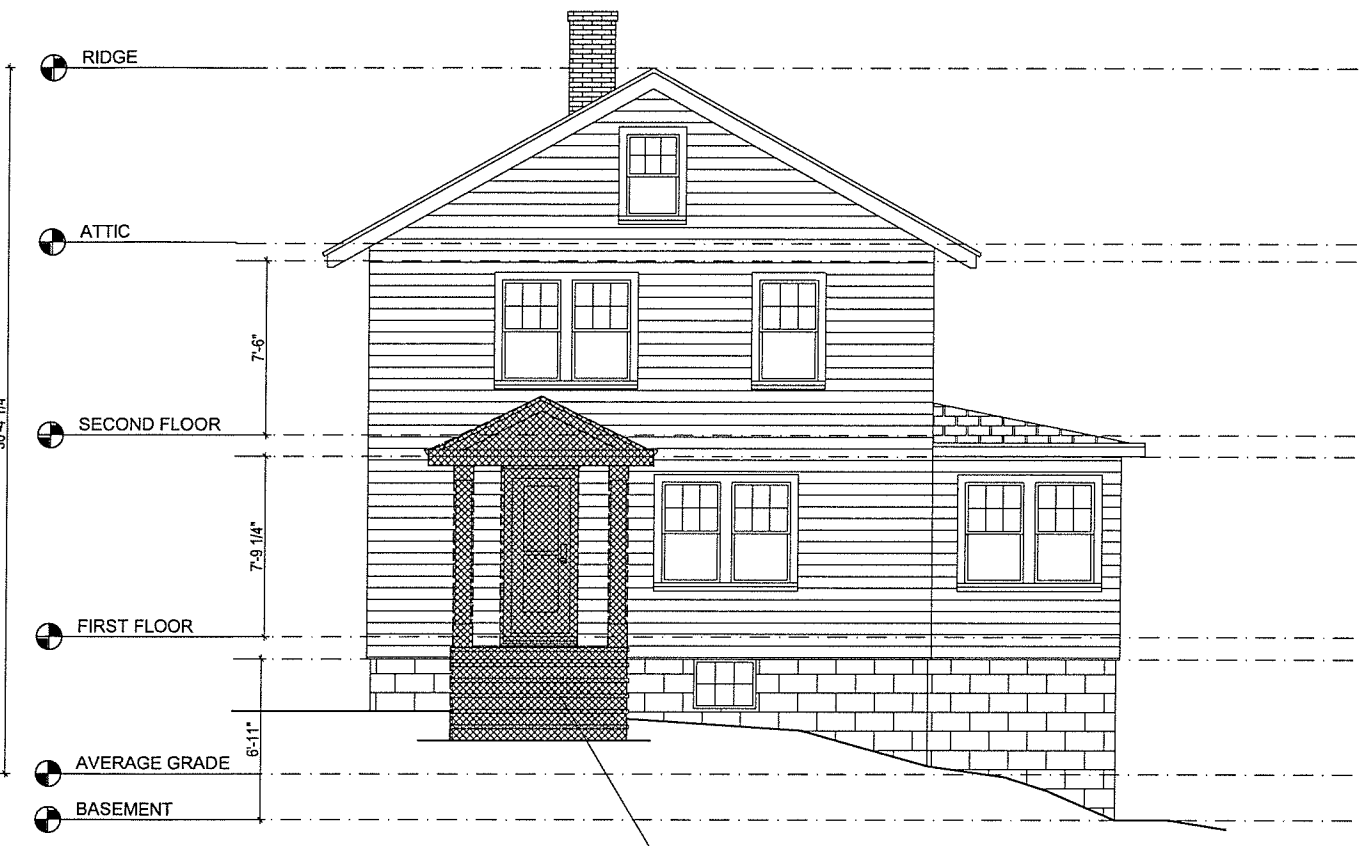
Sheet
Number:

A3





2 WEST ELEVATION
SCALE: 1/8" = 1'



1 NORTH ELEVATION
SCALE: 1/8" = 1'

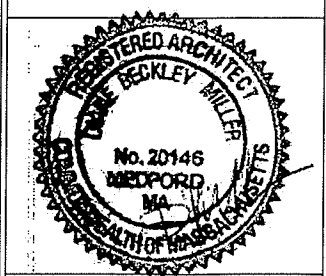


**MILLER
DESIGN LLC**

80 CLARK STREET
BELMONT, MA 02478
TEL: 617.993.3157

Architect:
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617-993-3157

Date:	Issued for:
9/10/21	SCHEMATIC DESIGN
4/15/22	ZONING SUBMISSION

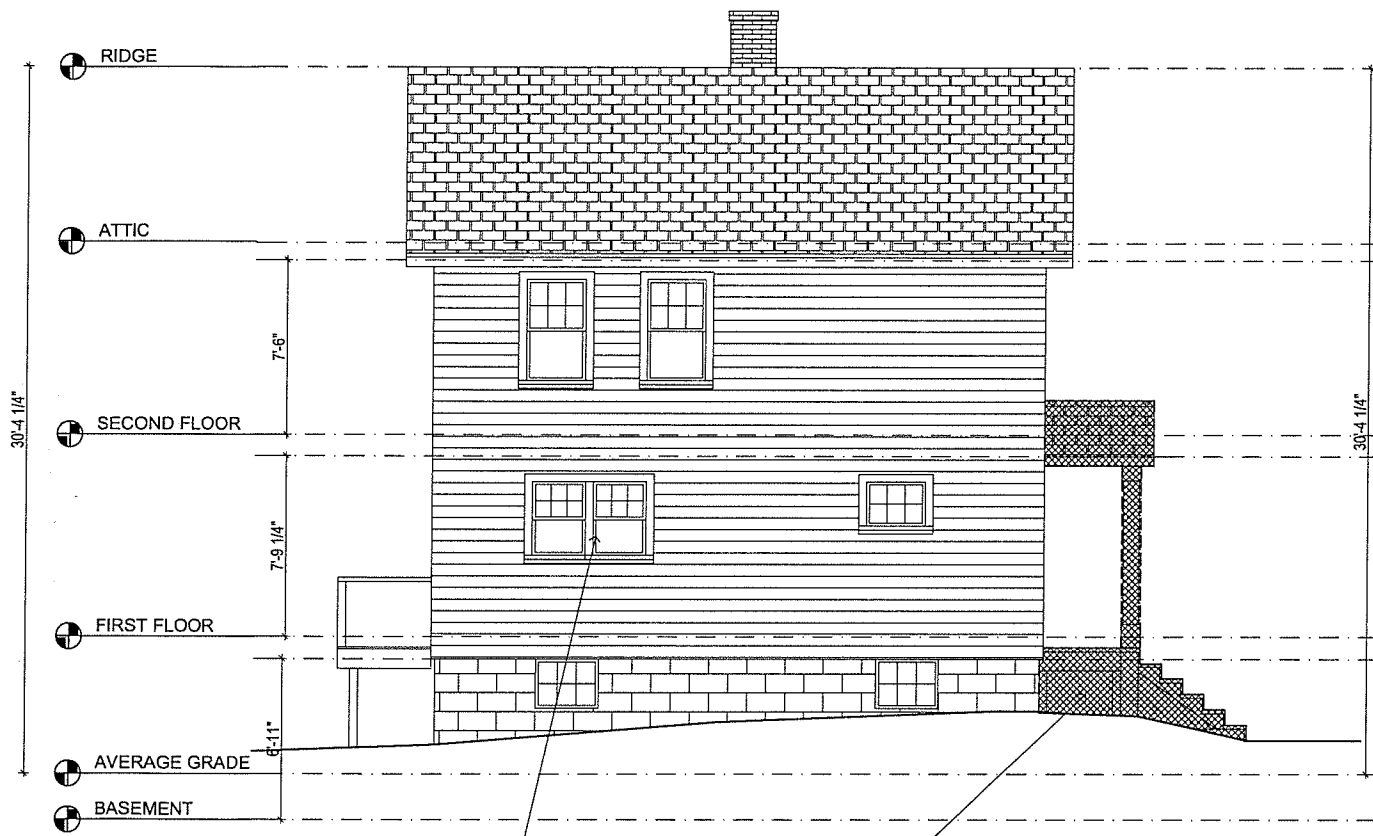


WILLUSZ / RULE
79 RONALD ROAD
ARLINGTON, MA

EXISTING
ELEVATIONS

Sheet
Number:

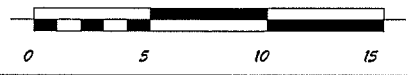
A4



2 EAST ELEVATION
SCALE: 1/8" = 1'



1 SOUTH ELEVATION
SCALE: 1/8" = 1'

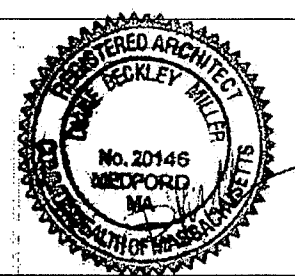


**MILLER
DESIGN LLC**

80 CLARK STREET
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TEL: 617.993.3157

Architect:
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80 Clark Street
Belmont MA 02478
617-993-3157

Date:	Issued for:
9/10/21	SCHEMATIC DESIGN
4/15/22	ZONING SUBMISSION



WILLUSZ / RULE
79 RONALD ROAD
ARLINGTON, MA

EXISTING
ELEVATIONS

Sheet
Number:

A5

ROOF ASSEMBLY(OVER FINISHED SPACE):
50 YEAR ASPHALT ROOF SHINGLES
NO. 15 BUILDING PAPER
BITUTHENE ICE AND WATER BARRIER
5/8" ZIP SYSTEM SHEATHING PANELS
W/ TAPE AT ALL SEAMS PER MFR SPEC
SEE FRAMING PLAN FOR STRUCTURE
R49ICYNENE INSULATION
1" STRAPPING AT 16" OC
3/8" GWB CEILING

ROOF ASSEMBLY(OVER PORCH):
50 YEAR ASPHALT ROOF SHINGLES
NO. 15 BUILDING PAPER
BITUTHENE ICE AND WATER BARRIER
5/8" ZIP SYSTEM SHEATHING PANELS
W/ TAPE AT ALL SEAMS PER MFR SPEC
SEE FRAMING PLAN FOR STRUCTURE
2X6 JOISTS -1" STRAPPING AT 16" OC
BEADBORD CEILING W/2" TRIM
PAINTED PVC BEAM COVERS

INFILL EXISTING WALL TO MATCH
EXISTING FINISHES INSIDE AND OUT
(INSULATE TO CODE)

REFER TO FINAL KITCHEN LAYOUT DRAWINGS
FROM KITCHEN CONSULTANT FOR LAYOUT,
WATER, GAS AND POWER LOCATIONS.

BATHROOM 1:
TILE FLOOR (TO BE SELECTED BY OWNER)
2'-0" WIDE VANITY WITH MIRROR/RECESSED CAB.
1 BASIN (TO BE SELECTED BY OWNER)
TOILET (TO BE SELECTED BY OWNER)
LIGHTING AS SHOWN.

FIRST FLOOR ASSEMBLY:
TILE FLOOR AS SELECTED BY OWNER
W/SEALED GROUT (SPACING AND COLOR TBD)
1/2 CEMENT DUROCK BACKERBOARD
W/FIBERGLASS MESH TAPE AND ANTI FRACTURE MEMBRANE
3/4" TONGUE & GROOVE SUBFLOOR
6 MIL. POLY VAPOR BARRIER
SEE FRAMING DRAWINGS FOR FLOOR JOISTS AND BRIDGING
ICYNENE INSULATION SPRAYED IN ALL CAVITIES (R30)
3/4" CDX PLYWOOD SHEATHING AT UNDERSIDE
BUTYL CAULK AND SEAL ALL JOINTS

EXTERIOR WALL ASSEMBLY:
SIDING TME
7/16" ZIP SYSTEM SHEATHING PANELS
W/ TAPE AT ALL SEAMS PER MFR SPEC
2X4 WOOD STUDS @ 16" O.C.
R20 ICYNENE INSULATION
(PROSEAL CLOSED CELL AT R7/INCH)
1/2" GWB ON INTERIOR

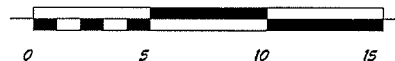
SOFFIT AND FASCIA BOARD
TO MATCH EXISTING

GUTTERS AND DOWNSPOUTS

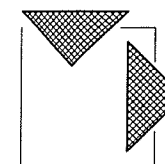
WINDOW SCHEDULE PELLA 350 OR EQUAL SERIES

KEY	SIZE	DISCRIPTION
A	1'-8" X 3'-2"	NEW DOUBLE HUNG WINDOW TME (TEMPERED)
B	6'-0" X 3'-2"	TRIPLE DOUBLE HUNG WINDOW W/1'-6" FLANKERS
C	1'-8" X 1'-8"	NEW AWNING STYLE WINDOW TEMPERED IN BATH

1 PROPOSED FIRST FLOOR PLAN
SCALE: 1/8" = 1'



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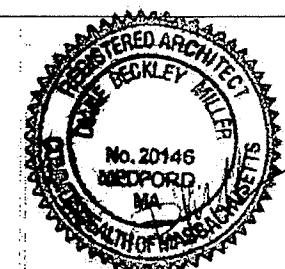


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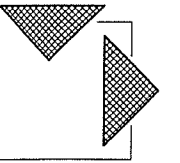
WILLUSZ / RULE
79 RONALD ROAD
ARLINGTON, MA

PROPOSED
PLAN

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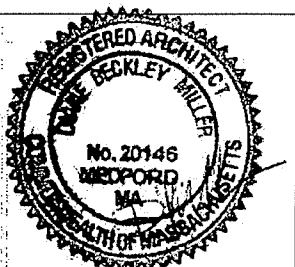


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PROPOSED
ELEVATION/SECTION

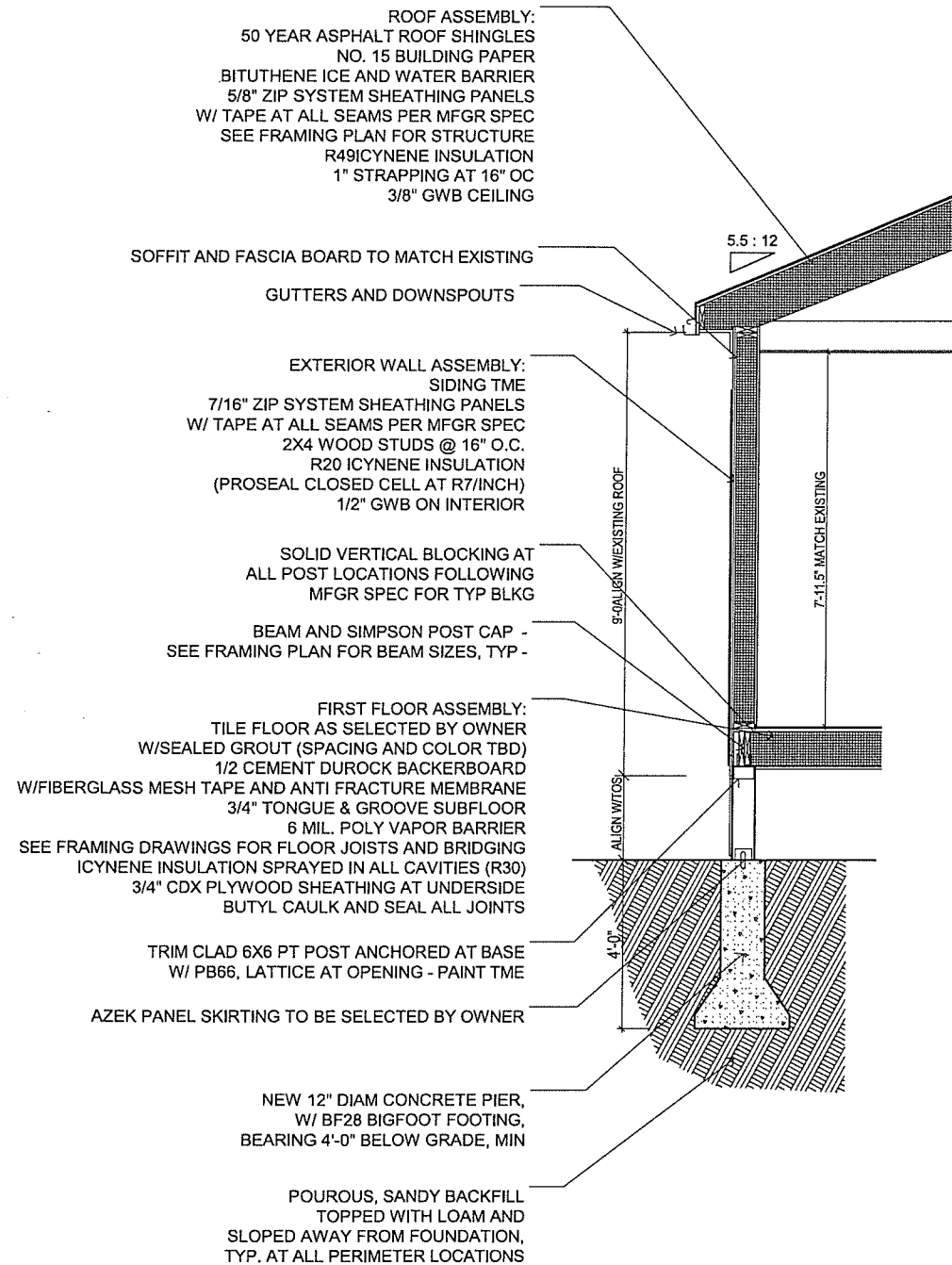
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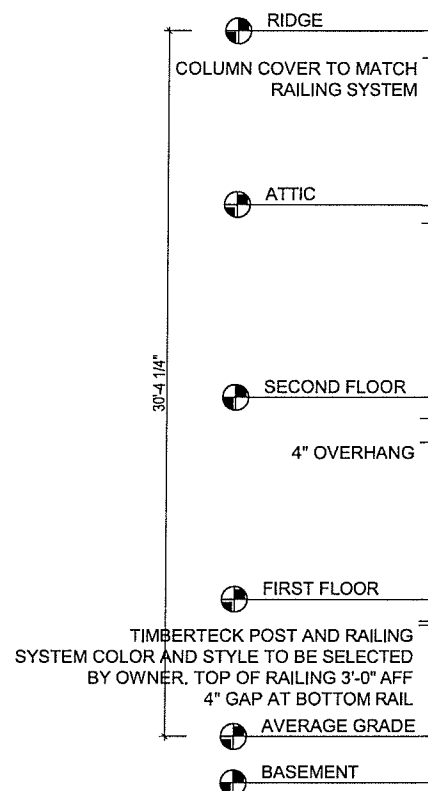
ROOF ASSEMBLY(OVER FINISHED SPACE):
50 YEAR ASPHALT ROOF SHINGLES
NO. 15 BUILDING PAPER
BITUTHENE ICE AND WATER BARRIER
5/8" ZIP SYSTEM SHEATHING PANELS
W/ TAPE AT ALL SEAMS PER MFG SPEC
SEE FRAMING PLAN FOR STRUCTURE
R49ICYNENE INSULATION
1" STRAPPING AT 16" OC
3/8" GWB CEILING

EXTERIOR WALL ASSEMBLY:
SIDING TME
7/16" ZIP SYSTEM SHEATHING PANELS
W/ TAPE AT ALL SEAMS PER MFG SPEC
2X4 WOOD STUDS @ 16" O.C.
R20 ICYNENE INSULATION
(PROSEAL CLOSED CELL AT R7/INCH)
1/2" GWB ON INTERIOR

ROOF ASSEMBLY(OVER PORCH):
50 YEAR ASPHALT ROOF SHINGLES
NO. 15 BUILDING PAPER
BITUTHENE ICE AND WATER BARRIER
5/8" ZIP SYSTEM SHEATHING PANELS
W/ TAPE AT ALL SEAMS PER MFG SPEC
SEE FRAMING PLAN FOR STRUCTURE
2X6 JOISTS -1" STRAPPING AT 16" OC
BEADBOARD CEILING W/2" TRIM
PAINTED PVC BEAM COVERS



2 WALL SECTION
1/4" = 1'-0"

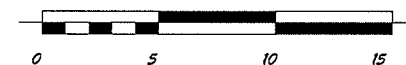


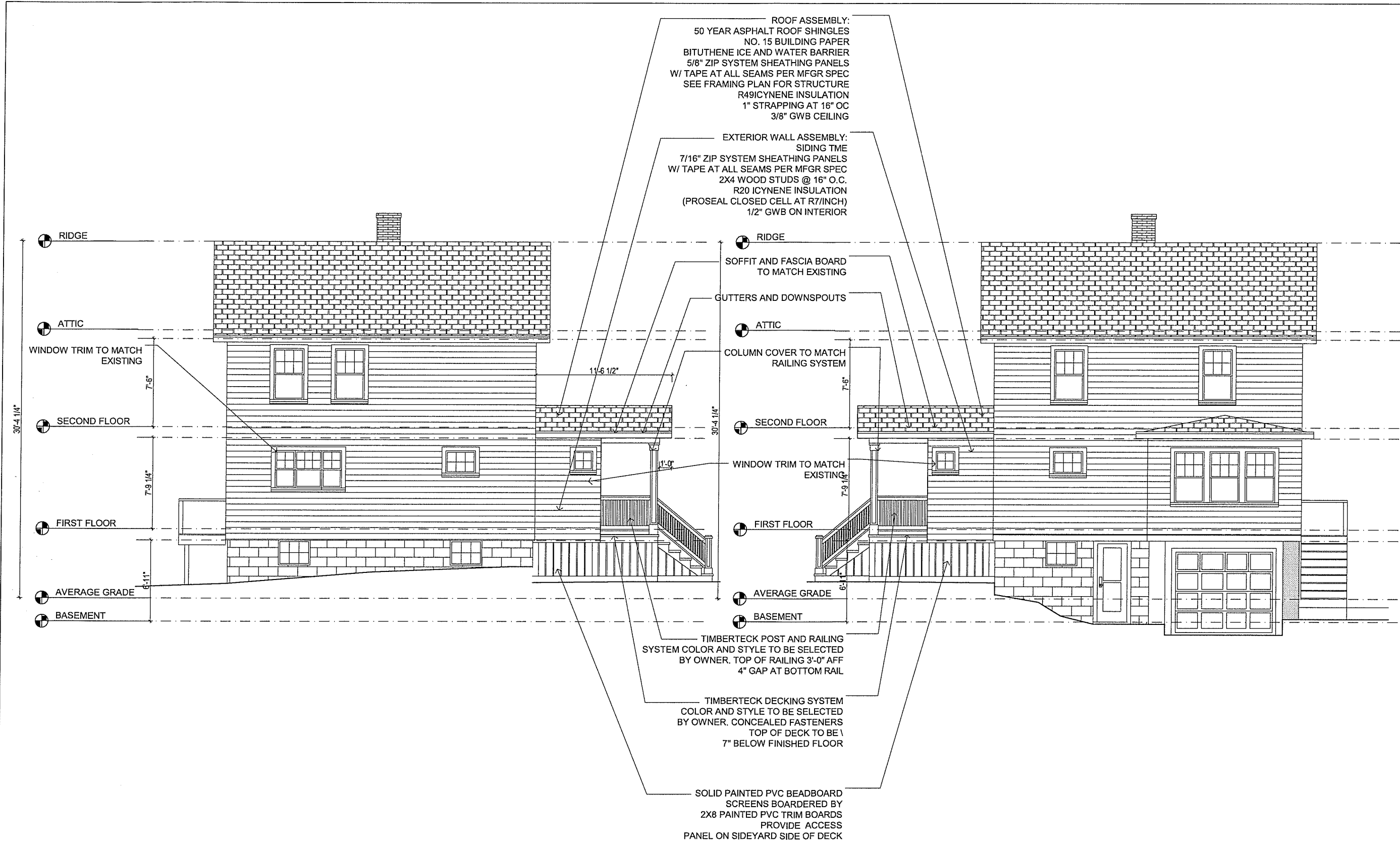
SOFFIT AND FASCIA BOARD
TO MATCH EXISTING
GUTTERS AND DOWNSPOUTS
DOOR CASING TO MATCH EXISTING

SOLID PAINTED PVC BEADBOARD
SCREENS BORDERED BY
2X8 PAINTED PVC TRIM BOARDS
PROVIDE ACCESS
PANEL ON SIDYARD SIDE OF DECK

TIMBERTECK DECKING SYSTEM
COLOR AND STYLE TO BE SELECTED
BY OWNER. CONCEALED FASTENERS
TOP OF DECK TO BE 1
7" BELOW FINISHED FLOOR

1 PROPOSED NORTH ELEVATION
SCALE: 1/8" = 1'





2 EAST ELEVATION
SCALE: 1/8" = 1'

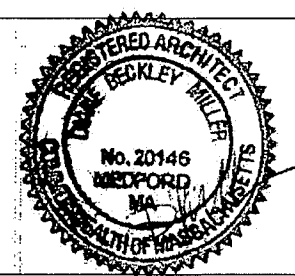
1 SOUTH ELEVATION
SCALE: 1/8" = 1'

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ELEVATION/SECTION

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A8